

STRATHFIELD

LOCAL HOUSING STRATEGY

SEPTEMBER 2020

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Quality Assurance

Report Contacts

Anna Mohen

Senior Consultant

M. Urban and Regional Planning, B. Arts (Environmental Science/Anthropology)

Anna.Mohen@hillpda.com

Taylor Richardson

Senior Consultant

M Plan (UNSW), M Policy Studies (UNSW), B Arts (Political Science, UCSB)

Taylor.Richardson@hillpda.com

Supervisor

Elizabeth Griffin

principal

Bachelor of Arts (Geography) Master of Urban Planning MPIA

Elizabeth.Griffin@hillpda.com

Quality Control

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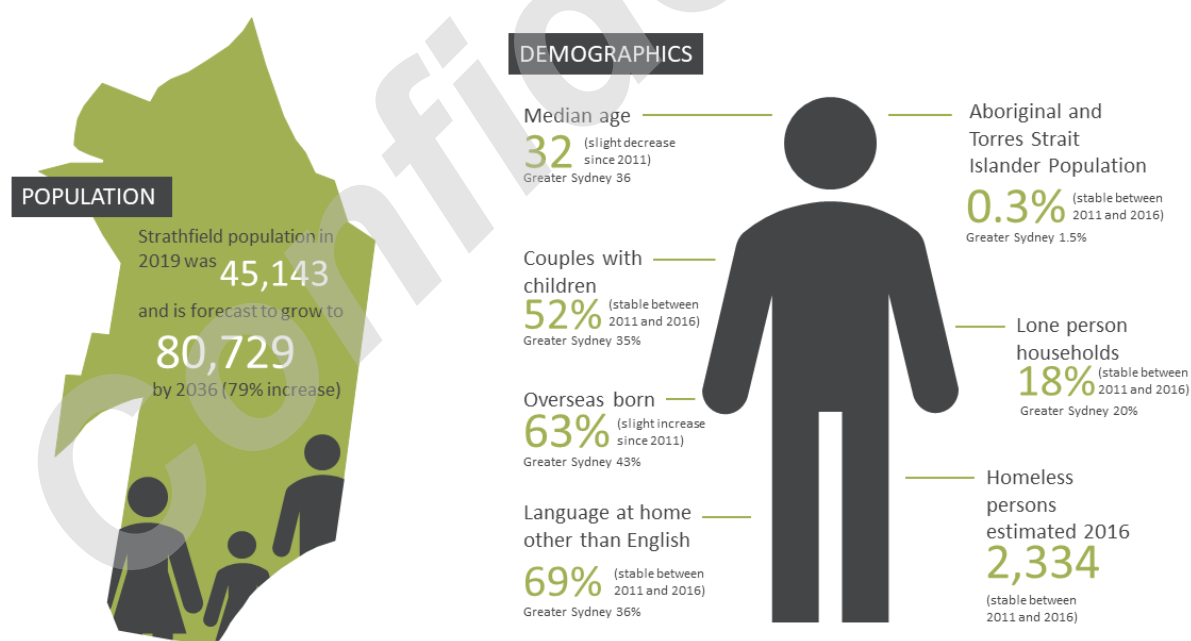
EXECUTIVE SUMMARY

This draft *Strathfield Local Housing Strategy* sets out a plan for delivery of new housing in the Strathfield LGA for the next 20 years. This strategy has been developed to meet the requirements set out in the Greater Sydney Commission's *Greater Sydney Region Plan - A Metropolis of Three Cities* and the *Eastern City District Plan*. It has informed the development of the *Strathfield Local Strategic Planning Statement* (LSPS) and will also inform a future review of the *Strathfield Local Environmental Plan 2012*.

Strathfield Local Government Area

The Strathfield Local Government Area (LGA) is a unique place to live with a vibrant, culturally diverse and active community. Strathfield is located in Sydney's Inner West about 10.5 km from the Sydney CBD and approximately equal distance from Parramatta CBD. The LGA is bounded by Homebush Bay Drive to the north, Powells Creek and the Rookwood Cemetery to the west, Punchbowl Road to the south and the Boulevard and Coronation Parade to the east. Sydney Olympic Park is located directly to the north-west of the LGA offering a variety of attractions and recreation opportunities.

Some parts of the LGA have already been identified for increased housing supply through the Parramatta Road Corridor Transformation Strategy, the Greater Parramatta Growth Area and the Burwood, Strathfield and Homebush Precinct. This strategy seeks to build on the LGA's strengths by preserve the highly valued character of Strathfield while allowing for a diversity of housing that meets the demand of anticipated future populations.



Housing Vision

The housing vision for Strathfield LGA is:

Strathfield LGA will provide a choice of sustainable housing in quality designed buildings for its growing population. New housing will be concentrated in locations with high accessibility to jobs, transport and services and will be designed as part of a liveable neighbourhood to encourage healthy lifestyles and positive community interactions. Housing delivery will be matched with concurrent investment in supporting infrastructure, green spaces and the urban tree canopy. Housing will meet the needs of all households by offering a diverse mix of dwelling types that are suited to all, ranging from the more transient student population to 'forever' homes for large families with longer term aspirations to stay in the LGA. Areas with heritage character are retained as the essence of Strathfield LGA and will be preserved for future generations.

Recent trends

Strathfield LGA's population grew from 35,188 to 40,312 between 2011 and 2016 with approximately 5,124 more people living in the LGA at the end of that period. This is an increase of approximately 14.5 per cent, or an annual growth rate of approximately 2.9 per cent. Homebush statistical area SA2 statistical area saw the greatest increase of 3,694 additional residents, increasing the population from 12,519 to 16,211 people (or 72 per cent of the Strathfield-wide growth), with the remainder of the more traditional low density areas experiencing a lower rate of growth.

- The LGA has a relatively young population with median age for Strathfield LGA is 32¹ compared with Greater Sydney Median age of 36². The LGA has a high proportion of younger adults aged 20-39 years with this group growing between the 2011 and 2016 Censuses and this group is growing.
- Younger population are clustered around the stations whilst the families and over 60s are more concentrated in the low-density areas to the south of the stations.
- Only 37 per cent of residents of Strathfield LGA stated they were born in Australia. There is a strong representation of immigrants in the community compared to Greater Sydney with the most common place of birth outside of Australia being India (11 per cent), China (10 per cent) and the Republic of Korea (south) (8 per cent). The strong diversity in place of birth and language spoken at home can indicate potential for familial structures and household combinations that may not align with the traditional expectations of suburban living, this can be particularly common for multi-generational living.
- Strathfield has a significant proportion (9 per cent) who are enrolled in universities indicating strong demand for housing suited to students.
- Strathfield has a lower proportion of low-income households, being those earning less than \$650 per week (14.5 per cent and 15.1 per cent respectively).
- High income bracket representation may indicate higher demand for larger dwellings and blocks of land with luxury homes.

Projected demand

The population is anticipated to nearly double between 2016 and 2036, representing an annual growth rate of approximately 4.5 per cent. The most recent population projections by DPIE suggest that the Strathfield LGA population is likely to increase by 38,314 people, an increase of 90.3 per cent by 2036. During this time the average household size is expected to decrease from 2.88 persons per household to 2.76. The effect of this is

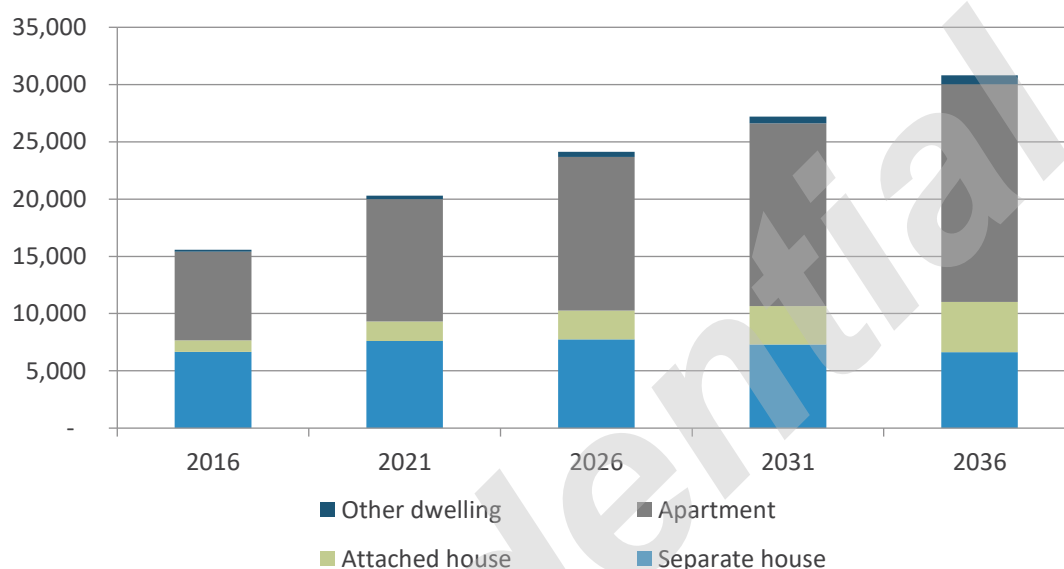
¹ ABS, 2016 Census Quick Stats, Strathfield

² ABS, 2016 Census Quick Stats Greater Sydney

that more dwellings are required to house the population with a total of around 15,200 additional dwellings needed between 2016 and 2036, an increase of 97.8 per cent.

Demand for apartments is expected to continue drive dwelling growth into the future. Demand for attached dwellings is also expected to grow but to a lesser extent. By 2021, apartments could become the most common type of accommodation in the LGA.

Projected dwelling mix in Strathfield LGA 2016-2036



The community's views

Community and key stakeholder consultation has informed the development of this strategy including a resident survey, focus groups and targeted phone calls to key stakeholders. Key themes identified through consultation were:

- There is a strong desire to retain the heritage character of Strathfield
- Growth is to be supported by appropriate infrastructure and services
- Protecting and adding to the green infrastructure and street trees was noted as an important element of the Strathfield LGA character, providing versatile and multipurpose sports facilities, open spaces and community venues to enable healthy lifestyles and positive community interactions.
- The community value quality design and construction with the vision to build homes that can stand the test of time.
- Building homes to meet the needs of the community with a diverse mix of dwelling types supporting the transient student population whilst providing 'forever' homes for those with longer term aspirations to stay in the LGA.

Local Housing Strategy Objectives

The proposed housing objectives are:

- 1 Plan for up to approximately 13,500 additional dwellings in the 2016 to 2036 period to meet the needs of a growing population
- 2 Align with the actions of the Eastern District Plan, particularly regarding the implementation of PRCUTS and other strategic initiatives, pending the outcomes of required supporting studies
- 3 Align housing growth with supporting infrastructure, including social, transportation and utilities
- 4 Ensure housing growth aligns with community expectations regarding local character and heritage
- 5 Encourage housing that provides innovative and well designed housing diversity at a local scale
- 6 Provide opportunities for a diversity in housing typologies and tenure models to allow for growth
- 7 Consider affordable, adaptable, seniors and those with disability, local workers and student housing needs
- 8 Establish programs to support management of housing growth and infrastructure delivery.

Housing priorities

Refine and review housing targets as State Government initiatives evolve

The Greater Sydney Commission has specified a 5 year housing target (2016 to 2021) for Strathfield LGA of 3,650 dwellings. Based on recent dwelling approvals, dwelling completions and development in the pipeline, the LGA is likely to produce around 2,950 dwellings during this period, falling short of the target largely due to the target including anticipated dwellings in PRCUTS where the planning has been deferred pending the outcome of traffic investigations.

The current status of planning for PRCUTS places some uncertainty on dwelling potential and future targets. This strategy has assumed that the PRCUTS dwelling potentials can be achieved. That being the case, the anticipated 2016 to 2021 housing delivery in Strathfield LGA would be:

- 2016 to 2026 (10 year target): 6,750 dwellings
- 2026 to 2036 (20 year target): 6,700 dwellings.

If PRCUTS dwelling capacities are not achieved, dwelling targets from 2021 onwards will be required to be revised downwards, rather than redirecting supply to areas that are not as well serviced or have heritage and character value.

It is recommended that Council:

- Monitor the progress of PRCUTS and the Burwood, Strathfield and Homebush Planned Precinct with a view to reviewing these targets in 2-5 years.

Place based planning of selected renewal areas

High level estimates suggest that current planning controls in SLEP 2012 provide a theoretical dwelling capacity estimated to be between 5,000 and 5,500 dwellings, excluding heritage sites and current strata development. Allowing for the proposed planning controls in PRCUTS, the theoretical dwelling capacity would increase to 8,000 to 8,500 dwellings, if implemented. The remaining gap of approximately 2,000 to 3,000 dwellings to achieve the long term housing target would need to be made up by reviewing planning controls to create capacity in other areas.

Locating housing close to centres maximises the efficiency of infrastructure investment and increases liveability by providing housing close to jobs, transport and services. The capability of ten centres to provide additional housing has been considered. This strategy recommends that further, more detailed investigations are required in the following areas to assist in the orderly delivery of housing to 2026 and beyond:

- Parramatta Road Urban Corridor (with a focus on Homebush)
- Strathfield Town Centre
- Hedges Avenue
- Liverpool Road Centre
- Belfield.

Based on high level analysis, these areas have a current theoretical capacity of approximately 700 to 1,200 dwellings. Pending the completion of investigations and any future rezonings, they could potentially have theoretical capacities of approximately between 2,500 and 4,500 dwellings. An increase in dwelling potential of this magnitude would potentially provide for an appropriate buffer to accommodate changes in future demand and market conditions.

These estimates are theoretical based on broad planning assumptions that would need to be verified through an investigation process. Further, the capacity would likely be contingent on delivery of supporting infrastructure and alignment with employment and centres strategies.

It is recommended that Council:

- Development and implement a work program to progressively undertake detailed environmental investigations for each of the above areas to confirm the appropriateness of these locations for future housing growth and to inform the preparation of place based Masterplans.

Promote innovative and best practice urban design

The community has expressed a strong view that contemporary development in Strathfield LGA has been poorly designed, overly bulky, intruding on the public domain and not suitably providing communal/private open space for residents.

Incorporation of these principles into long-term planning would help ensure that urban design is responsive to local character and community expectations without relying on State guideline that may not address local issues.

Principles that may be considered in the development of design criteria may include:

- Housing is designed for different segments of the community
- Dwellings are designed to be effectively arranged, with space used efficiently
- Living in highly desirable neighbourhoods is achievable for all income levels
- Design character is permitted to evolve, but remains complementary to its surroundings
- Buildings actively incorporate pedestrian traffic and a community-focused outlook
- Passive measures and designs are incorporated into climate control of living areas
- Materials and construction methods ensure long term viability and low maintenance requirements.

It is recommended that Council review its DCP to:

- Build on the state Government's Apartment Design Guidelines and provide additional design guidance for high rise
- Encourage design excellence through design competitions
- Set clear expectations for the character of certain areas
- Strengthen the vision for higher density development in key centres through masterplanning Provide certainty to developers and the community regarding expected design outcomes.

Encourage diverse and responsive medium density development

The goal of the changes should be to make medium density development an attractive alternative to the dominant low-rise unit development outcomes (e.g. three/four storeys with ground floor parking) in certain areas. Building envelope/design controls should be informed feasibility and design testing to ensure modernisation of controls reflect the ability for those controls to be delivered.

As part of a larger review of SLEP 2012, consideration could be given to making the R3 Medium Density Residential zone only permit housing types that are truly medium density. This may include:

- Identifying lands currently or planned to be used for residential flat buildings and rezoning them to R4 High Density Residential
- Prohibiting the residential flat building use in the R3 Medium Density Residential zone
- Implementing DCP, height and FSR controls to allow for a variety of competitive medium density housing types, such as three storey townhouses.

Alternatively, the current Strathfield planning framework could be adapted to encourage medium density diversity by review:

- SLEP 2012 to:
 - Reduce minimum lot size for attached dwellings to accommodate townhouse style development, with the goal of promoting two storey dwellings between 100 and 150 sqm with appropriate open space
 - Expand the application area of R3 Medium Density Residential in the periphery of existing centres as a clear transition zone
 - Adjust FSR and height controls in expanded R3 Medium Density areas to encourage one/two storey alternatives to unit development
 - Permit larger secondary dwellings within/attached to primary dwellings
- SCDCP 2005 to:
 - Reduce dwelling and visitor car parking requirements for medium density development
 - Ease character related controls regarding building materials
 - Align building envelope controls with dwelling houses
 - Test open space requirements for a variety of lot and dwelling types
 - Consider communal open space alternatives to private open space on case by case basis.

It is recommended that Council:

- Consider the above options and adopt a preferred approach to encouraging increased medium density housing development
- Incorporate the preferred approach in the current review of SLEP 2012 and SCDCP 2005.

Encourage the delivery of affordable housing

Implementations of Council's Inclusive Housing Strategy will support the delivery of affordable housing in the LGA.

Other potential mechanisms that could be considered in Council's review of planning controls may include:

- Requiring future planning proposals to include an affordable housing component via a voluntary planning agreement
- Requiring large development to dedicate affordable housing via an LEP provision or Affordable Housing Contributions Scheme
- Masterplanning key site and renewal areas to meet community expectations for the design and delivery of affordable housing
- Offering height or FSR concessions in exchange for affordable housing
- Work with community providers and developers to identify innovative methods to provide lower cost options that maintain design expectations (e.g. compact layouts, shared facilities or parking maximums)
- Establishing dedication and administration frameworks for long term management of affordable dwellings.

It is recommended that Council:

- Implement the recommendations of the *Strathfield Inclusive Housing Strategy* (2020)
- Establish an ongoing commitment to achieving on affordable housing outcomes in urban renewal areas and key sites

Continue innovation in sustainable and liveable development

Proactive trend analysis, coupled with insights from developer stakeholders, can provide early indications as to what strategies are working, new issues that may have arisen and what actions can be taken to adjust existing policy (such as expanding theoretical capacity via rezonings). Developing and resourcing an evaluation framework in the near term will be critical to determining Council's position at the end of the 2016 to 2021 period and tracking progress to the 2026 target. Monitoring performance indicators will also provide indications as to where there are opportunities to adjust controls to be in line with both market and community expectations.

It is recommended that:

- Council undertake ongoing monitoring of development applications, construction certificates and occupation certificates, including details regarding the typologies of dwellings, should be monitored and reviewed on a routine basis.
- Use data sourced from the above to inform place-based masterplanning of future renewal areas and key sites.

Align population growth with supporting infrastructure

Population growth will place additional demand on social and transport infrastructure, likely straining the ability for Council and State infrastructure to meet the demands of future populations. Masterplanning of centres may identify key infrastructure needs that need to be provided in the near term to support anticipated future populations. As part of masterplanning exercises, infrastructure needs, costs and triggers can be clearly outlined, along with the potential for developer led delivery of certain works.

It is recommended that Council:

- Ensure masterplanning include planning for infrastructure delivery to support the resulting increasing in population with potential for developer led delivery of works where appropriate
- Support planning proposals that result in significant increases in population only where infrastructure planning and delivery mechanisms have been identified.

Other non-planning responses

In addition to reviewing planning framework controls, Council has considerable options available for addressing the demand for diverse and high quality housing. Council maintains relationships with the private and public sector, including non-profit organisations, many of which would have some influence in how and where housing is provided. Council also directly controls assets across the LGA which could be leveraged to address future demand, directly or indirectly.

It is recommended that Council consider:

- Maintaining and improving community-focused consultation networks to help link new residents to their community and incorporate their views into the strategic vision of Council
- Building relationships between local developers and community housing providers to increase opportunities for affordable housing to be incorporated into future developments
- Undertaking a review of Council assets that could potentially be developed for affordable housing while also serving their public purpose
- Evaluating options to improve community assets, including where growth is not planned increasing baseline amenity and local character across Strathfield
- Incorporate sustainable design features into all aspects of the public domain, including footpaths and cycleways, with the goal of creating welcoming atmospheres and promoting active transport
- Partner with State agencies to deliver large infrastructure projects required to address demand for PRCUTS/precincts and Council-initiated growth.

1.0 INTRODUCTION

1.1 The local housing strategy

Strathfield Council engaged HillPDA to prepare a local housing strategy to inform a review of the *Strathfield Local Environmental Plan 2012*.

This strategy sets out a plan for delivery of new housing in the Strathfield LGA for the next 10 to 20 years. It has informed the development of the Strathfield Local Strategic Planning Statement (LSPS) and supports Council's vision to preserve the highly valued character of Strathfield while allowing for a diversity of housing that meets the demand of anticipated future populations.

This strategy has been developed in accordance with the *Local Housing Strategy Guideline and Template* (Department of Planning and Environment, 2018) and considers the provisioning of housing in the context of:

- Relevant State and Council statutory and policy context
- Local demography including the characteristics of dwellings and households
- Trends in the supply of housing
- Projected dwelling demand
- Consultation outcomes
- Strategic responses to medium and long term housing delivery.

The strategy is to meet the requirements set out in the Greater Sydney Commission's *Greater Sydney Region Plan - A Metropolis of Three Cities* and the *Eastern City District Plan* including:

- Councils are to prepare local or district housing strategies that respond to the principles for housing strategies and housing targets published in the District Plans
- Housing strategies will outline how housing growth is to be managed, identify the right locations for additional housing supply in each local government area and inform updates of local environmental plans
- Updated local environmental plans that respond to housing strategies are to be submitted within three years of the finalisation of District Plans, or two years in the case of priority councils where funding has been provided.³

The Eastern City District Plan identifies a target of 3,650 additional dwellings in Strathfield LGA between 2016 and 2021. The Eastern City District is to provide 46,550 dwellings between 2016 and 2021 and 157,500 dwellings by 2036.

The Eastern City District Plan also states: -

- Each council is to develop 6–10 year housing targets. The 6–10 year housing targets will be developed iteratively through the housing strategy. The strategy is to demonstrate capacity for steady housing supply into the medium term.

This Strategy provides an analysis of anticipated housing needs in future years based on a comprehensive evidence base. It considers housing needs in the context of infrastructure requirements, stakeholder consultation, opportunities and constraints in the current Strathfield environment and broader demand for diverse and affordable housing.

³ <https://www.greater.sydney/metropolis-of-three-cities/liveability/housing-city/greater-housing-supply>, Objective 10, Action 3

1.2 Strathfield LGA

The Strathfield Local Government Area (LGA) is a unique place to live with a vibrant, culturally diverse and active community. Strathfield is located in Sydney's Inner West about 10.5 km from the Sydney CBD and approximately equal distance from Parramatta CBD. The LGA is bounded by Homebush Bay Drive to the north, Powells Creek and the Rookwood Cemetery to the west, Punchbowl Road to the south and the Boulevard and Coronation Parade to the east. Sydney Olympic Park is located directly to the north-west of the LGA offering a variety of attractions and recreation opportunities.

The Main Suburban Railway line passes through the area with stations at Flemington, Homebush and Strathfield offering connectivity to Greater Sydney public transport network. Parramatta Road runs near parallel to the railway line in the north of the LGA with Centenary Drive intersecting at the western boundary. Strathfield is also home to the busy Sydney Markets, a fresh produce market that attracts businesses and individuals from across Sydney. Enfield Intermodal Logistics Centre is located in the southern portion of the LGA, a key logistics hub for containerised cargo with direct rail connection to Port Botany and to regional areas in New South Wales (NSW) servicing both import and export requirements.

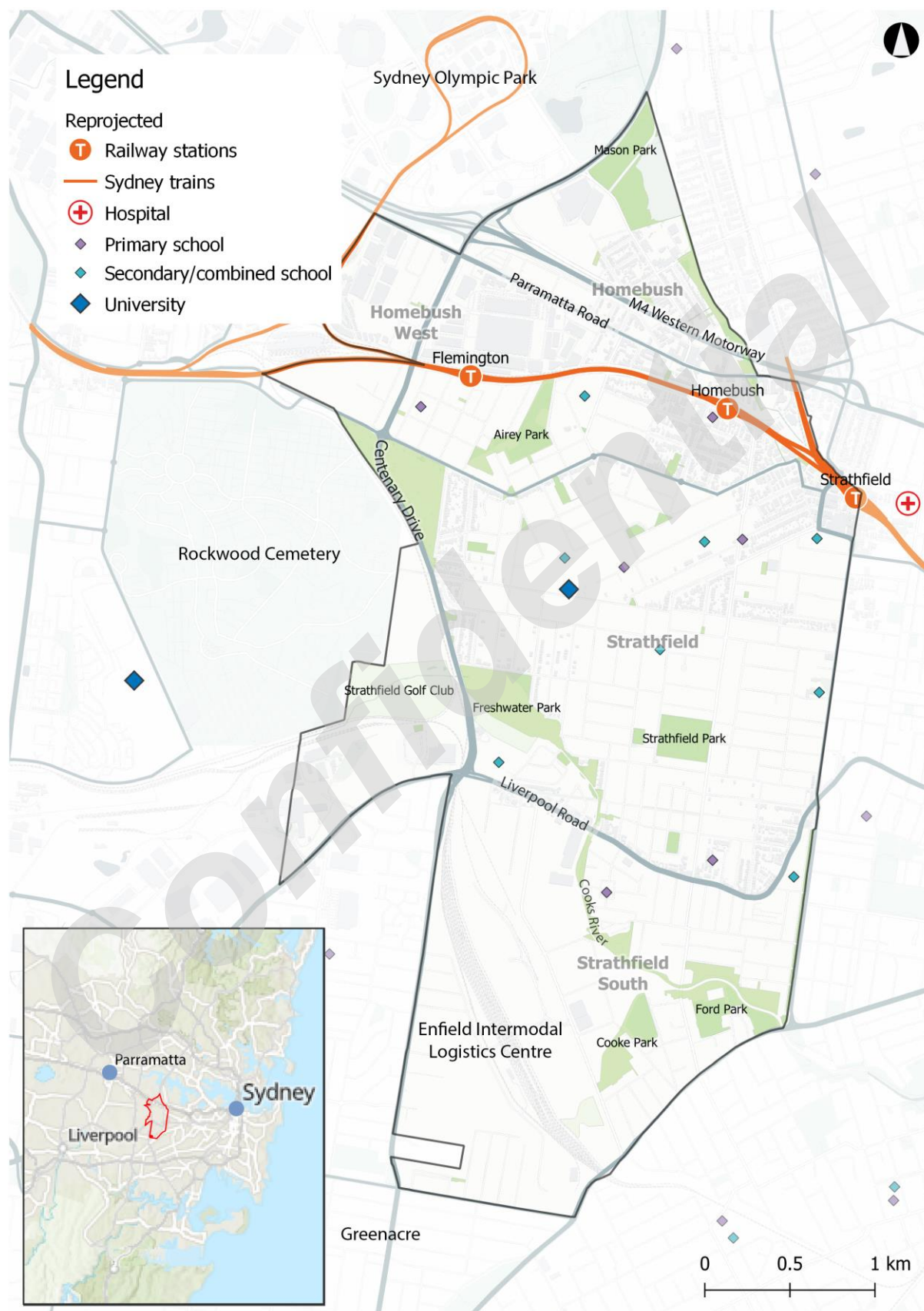
The traditional owners of the Strathfield area are the Wangal Clan of the Darug tribe. Today the LGA has a small representation of Indigenous people. However, the LGA population is diverse with a population of approximately 40,313 in 2016 and 56 per cent⁴ of those born overseas. The population has grown significantly in the past two decades with the area attracting young adults through competitive rental prices and new apartment developments being constructed frequently in recent years.

Large lot low density suburban living in Strathfield is typical in the central and southern parts of the LGA, however, the areas along the railway corridor have seen a significant change. The railway corridor is home to bustling hubs of activity with high density living on the doorstep of centres boasting restaurants, entertainment and recreation activities that reflect the culturally diverse community.

The rail and neighbouring Parramatta Road corridors are the focus for several NSW strategies for both employment and dwelling delivery in future years. Homebush and much of the northern portion of Strathfield have been subject to extensive strategic planning through the Parramatta Road Corridor Urban Transformation Corridor Strategy, Greater Parramatta and Olympic Peninsula vision and the former Burwood, Strathfield and Homebush Planned Precinct.

⁴ Strathfield Council. (2019, October). Strathfield 2040 DRAFT Local Strategic Planning Statement

Figure 1: Strathfield LGA context



Population

40,313
People in 2016

46,926
Estimated
people in 2019



56.3%
born overseas

Main birthplaces other than Australia:
India, China, Korea, Sri Lanka, Nepal

107

different languages
spoken at home



Education



7 primary
4 secondary
4 K-12
1 Special
purpose
1 University

9%

residents
currently
enrolled in
university



Housing



49.9%
flat, unit or apartments

41.8% Separate
houses



Employment



7.0% unemployed
12.6% live & work
in Strathfield LGA

25.6% travel to City of
Sydney

7.3% travel to Parramatta



Workers



13.5% from
Canterbury-
Bankstown
9% from Cumberland

Largest employer
**Transport, Postal
and warehousing
industries**

14.8%

6,244
businesses



Source: Adapted from 2016 Census and profile.id

Table 1: Strathfield LGA characteristics

Employment ⁵	Transport
<ul style="list-style-type: none"> LGA unemployment of 7 per cent in 2016, up from 6.4 per cent in 2011 (Greater Sydney 6 per cent) Approximately 12.6 per cent of LGA residents work in the Strathfield LGA. City of Sydney (26 per cent) and City of Parramatta (7 per cent) are the other most popular locations for work Approximately 88.7 per cent of workers live outside the area with 13.5 per cent from Canterbury Bankstown and 8.9 per cent from Cumberland There is 1 employed resident to every 1.2 jobs in the area (29,508 jobs, 24,219 employed residents) 6,244 businesses recorded in the area in 2019. 	<ul style="list-style-type: none"> Strathfield is bounded/dissected by major transport corridors, such as Homebush Bay Drive, WestConnex, Parramatta Road, Liverpool Road and Punchbowl Road, with bus access to central areas in the LGA Rail services are available in northern Strathfield along the Main Suburban line, with T1, T2, T3, T7, T9, and regional lines stopping at Strathfield Station, with limited services at Homebush and Flemington Parramatta Road and Liverpool Road provide direct bus services to surrounding centres and rail services, but north/south bus services through central Strathfield are more limited, with half hour timetables Active transport strategy is identified in <i>AT-Strathfield (2014)</i>, outlining goals for pedestrian and bicycle networks across the LGA Traffic studies are identified as key components to the delivery of housing in northern Strathfield associated with <i>Parramatta Road Corridor Urban Transformation Strategy</i>.
Social infrastructure	Heritage and environment
<ul style="list-style-type: none"> There are no public or private hospitals within the LGA boundary <ul style="list-style-type: none"> Auburn and Canterbury public hospitals are within 3km of the Strathfield LGA The Strathfield Private Hospital, Wesley Hospital Ashfield and St John of God Burwood Hospital are all also private hospitals within 2.5 km of the Strathfield LGA Several public and private schools are within the Strathfield LGA <ul style="list-style-type: none"> 8 public schools; 4 primary schools, 3 high schools (1 co-educational, 1 all males, 1 all females) and 1 special needs school are located within the Strathfield LGA 7 private and independent schools; 3 primary schools, 4 K-12 schools, 1 5-12 school (substantially single sex education) 1 independent university (Australian Catholic University) Over 100 ha of public recreation zoned land, primarily along Cooks River Sydney Olympic Park provides nearby regionally significant open space but is divided by major roads. 	<ul style="list-style-type: none"> 18 heritage conservation areas across 53 hectares of land are located in Strathfield Majority of the 250 listed heritage items in Strathfield are federation housing, gardens and fences found in residential areas Strathfield and Homebush railway stations are also listed as state heritage items The Cooks River and Powells Creek run in drainage culverts throughout the LG, with Powells Creek recently reopened for recreation following Sydney Water naturalisation of the creek bed.

⁵ Adapted from .id community and employment profiles

1.3 Housing vision

The Housing Vision for Strathfield LGA is:]

Strathfield LGA will provide a choice of sustainable housing in quality designed buildings for its growing population. New housing will be concentrated in locations with high accessibility to jobs, transport and services and will be designed as part of a liveable neighbourhood to encourage healthy lifestyles and positive community interactions. Housing delivery will be matched with concurrent investment in supporting infrastructure, green spaces and the urban tree canopy. Housing will meet the needs of all households by offering a diverse mix of dwelling types that are suited to all, ranging from the more transient student population to 'forever' homes for large families with longer term aspirations to stay in the LGA. Areas with heritage character are retained as the essence of Strathfield LGA and will be preserved for future generations.

2.0 POLICY AND PLANNING CONTEXT

The Strathfield LGA's traditional low density suburban character has seen significant change since the late 1990's and this continues to influence a changing and growing population. This section summarises the implications of existing State and Council policy and statutory instruments, identifying key objectives and responsibilities, and identifying implications for the Strathfield Local Housing Policy.

2.1 State policy

This section summarises policy set by the NSW Government and the Greater Sydney Commission highlighting relevant actions, strategies and implications for Strathfield LGA in relation to housing.

2.1.1 Greater Sydney Region Plan

A *Metropolis of Three Cities - Greater Sydney Region Plan* (Regional Plan) sets out the Greater Sydney Commission's strategy to guide development in Greater Sydney to 2036.

The Regional Plan establishes a vision for a city where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. The plan contains 10 strategic directions which establish the aspirations for the region over the next 40 years. Each direction is translated into objectives, with Objectives 10 and 11 being particularly relevant to housing supply, diversity and affordability for Strathfield as summarised in Table 2.

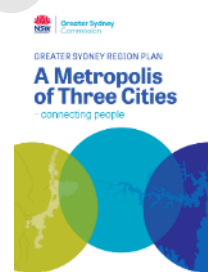


Table 2: Relevant directions from the Greater Sydney Region Plan, 2018

Housing objective	Implications for Strathfield
Objective 10: Greater housing supply	<ul style="list-style-type: none"> A range of housing types, tenures and price points will be needed to meet demand A range of housing types is needed to cater for different stages of life and a diversity of household types New home delivery should be linked to local infrastructure, with areas with significant challenges avoided Councils are to work with the Greater Sydney Commission and State agencies to establish agreed 6–10 year housing targets for their local government area Councils are to identify specific attributes that make local areas suitable for housing supply beyond 10 years Housing strategies are to be prepared by councils for a local government area or district and be given effect through amendments to local environmental plans.
Objective 11: Housing is more diverse and affordable	<ul style="list-style-type: none"> A range of housing choice, including affordable rental housing, reduces the need for people to go into social housing and supports a pathway for people to move out of social housing A diversity of housing types, sizes and price points can help improve affordability Housing supply should include housing that is of universal design and adaptable to people's changing needs as they age Social housing delivery needs to be accelerated to cope with the growing waiting list More affordable rental dwellings are needed as a stepping stone for people in social housing who are capable of entering the private rental market, thereby freeing up housing for those most in need

Housing objective	Implications for Strathfield
	<ul style="list-style-type: none"> Rental accommodation needs to be delivered close to public transport and centres Opportunities to introduce Affordable Rental Housing Schemes should be maximised where viable Exploration of innovative models to achieve more affordable homes

Source: Greater Sydney Commission, 2018

2.1.2 Eastern City District Plan

The Greater Sydney Commission released district plans for the five districts to implement the Greater Sydney Plan. The Eastern City District is at the centre of the eastern Harbour City with the Harbour CBD at its metropolitan centre. Strathfield on the western boundary of the district at the boundary with Central City District and the South district.

According to the *Eastern City District Plan* (District Plan), Strathfield is expected to see a significant growth in single-person households and an increase in over 65 year olds. Key focus areas in Strathfield for the district are the Cooks River, Powells Creek, Enfield intermodal Logistics Centre and the Local Centres at Homebush and Strathfield. The district plan also highlights the areas around the local centres as 'Urban Renewal Areas.'



Table 3: Relevant directions from the Eastern City District Plan, 2018

Planning priority	Implications for Strathfield
Planning Priority E3: Providing services and social infrastructure to meet people's changing needs	<ul style="list-style-type: none"> Higher than average proportional growth is anticipated in 0-4, 5-19 and 20 to 24 age brackets, requiring accommodating social infrastructure (e.g. open space, child care and schools) Higher than average proportional growth is anticipated in 65-84 and 85+ age brackets, requiring more diverse housing types, medium density housing and walkable neighbourhoods, in addition to health, social and aged care services Single person households are expected to remain the dominant household type, with the largest growth in this group project to occur in Strathfield (75%).
Planning Priority E4: Fostering healthy creative, culturally rich and socially connected communities	<ul style="list-style-type: none"> Strathfield LGA has strong linguistic diversity, with more than 65% of residents speaking a language other than English at home Diverse neighbourhoods represent a range of social, cultural, ethnic, linguistic and economic backgrounds Addressing spatial socioeconomic disadvantage requires targeted responses to help make social, private and affordable housing part of the same urban fabric.
Planning Priority E5: Providing housing supply, choice and affordability, with access to jobs, services and public transport.	<ul style="list-style-type: none"> Housing is to be in the right places to meet demand for different housing types, tenure, price points, preferred locations and design Housing should be coordinated with local infrastructure to promote liveable, walkable neighbourhoods Strathfield LGA is within the Inner West-Burwood housing market area, representing a local catchment where people would prefer to live in and remain in when they move State-led housing supply initiatives include <i>Parramatta Road Corridor Urban Transformation Strategy</i> and the Burwood-Strathfield and Homebush planned precinct Council's <i>Strathfield Residential Land Use Strategy</i> (2011) identifies opportunities to increase capacity for housing in the Eastern City District Urban renewal is promoted along regional transport corridors and near strategic centres, such as northern Strathfield

Planning priority	Implications for Strathfield
	<ul style="list-style-type: none"> Councils are in the best position to investigate and confirm which areas are suited to additional medium density infill opportunities, considering transitional areas, residential areas surrounding centres, access to regional transport where high density is not suitable, older housing stock redevelopment, social housing suited for urban renewal. Local housing strategies are to be prepared addressing housing supply, aligning with community strategic planning and informing local strategic planning statements and local environmental plans Strathfield's 0-5 year housing supply target (2016 to 2021) is 3,650 dwellings, 7.8% of the District's 46,550 dwelling target.
Planning Priority E12: Retain and managing industrial and urban services land	<ul style="list-style-type: none"> Industrial and Urban Services lands in Flemington, South Strathfield, Strathfield and Enfield should be retained and managed, safeguarding it from competing pressures, especially residential and mixed-use zones Parramatta Road Corridor Urban Transformation Strategy provides a diversity of jobs and housing along the corridor, in line with delivery of necessary infrastructure, and is note subject to industrial land strategies and actions of the District Plan.

Source: Greater Sydney Commission, March 2018

2.1.3 Parramatta Road Corridor Urban Transformation Strategy

The State Government has adopted a long-term strategy to regenerate the Parramatta Road Corridor. The *Parramatta Road Corridor Urban Transformation Strategy* (PRCUTS) and the associated Implementation Toolkit set out the vision and land use and transport principles to accommodate 27,000 new homes and 50,000 new jobs across the corridor over the next 30 years.⁶

PRCUTS is given effect by a Ministerial Direction in place under Section 9.1(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). As such, any planning proposal within the corridor is to be consistent with PRCUTS or be supported by report that identifies why an alternative outcome is superior.



PRCUTS identifies the Homebush Precinct as being within the corridor, primarily within Strathfield LGA, with the eastern portion of the precinct extending into the Canada Bay LGA. The Homebush Precinct is proposed to be rezoned to permit increased density to provide for a total of 43.5 ha of residential gross floor area by 2023 and 100 ha by 2050.⁷ PRCUTS anticipates 4,210 dwellings by 2023 and 9,450 dwellings by 2050 to be delivered within the precinct.⁸

Increased dwelling density is largely driven by proposed height controls that would allow for buildings between 75 and 80 m in proximity to Parramatta Road and Strathfield Station. Heights to the north and west step down to 30 and 17 m. Floor space ratio controls are also proposed to be increased to match the proposed heights.

While PRCUTS recommends controls, it places two important caveats on planning proposals seeking to implement the controls:

- Planning proposals are not to proceed until a traffic study is completed that considers the local road network's ability to accommodate additional growth and required roadworks
- Areas outside of the 2016-2023 growth area between the Main Suburban Line and M4 Motorway and west of Powells Creek should not be progressed without, in part, demonstrating infrastructure is suitable.

⁶ Landcom, 2016.

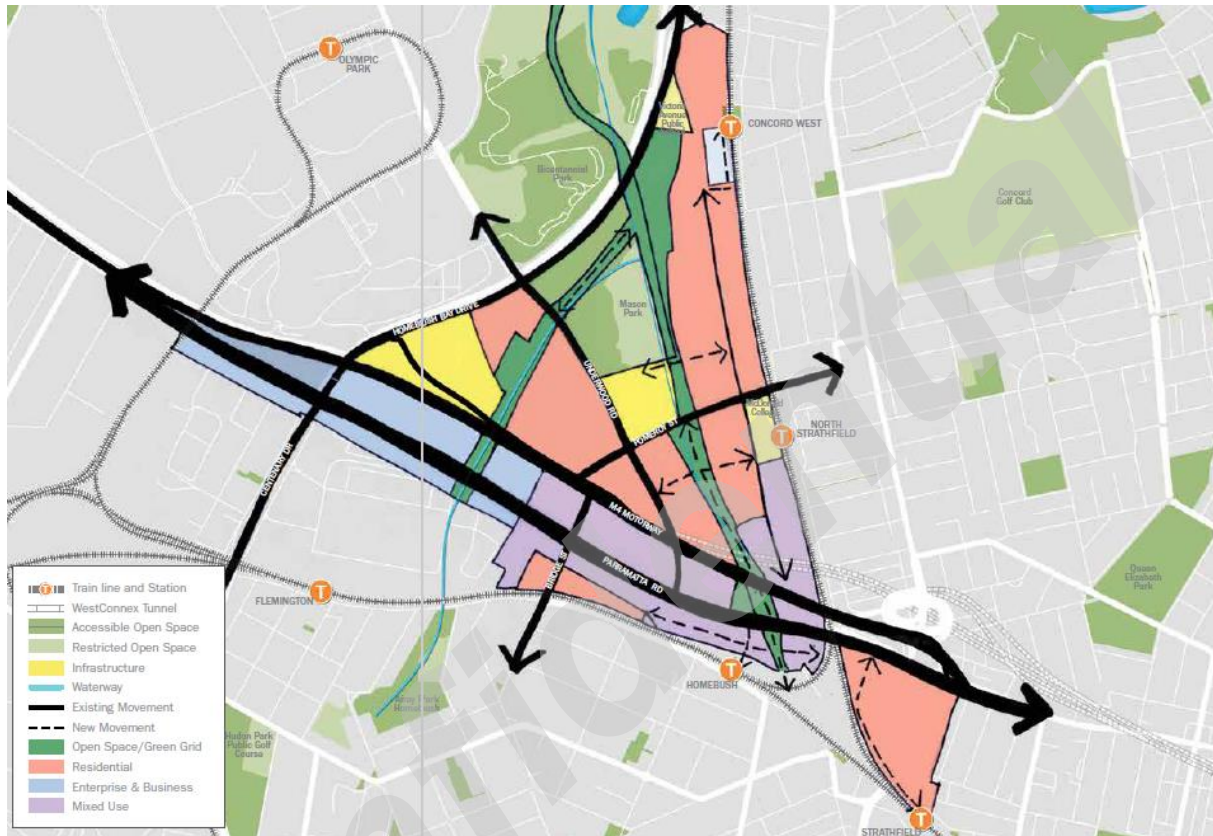
⁷ Implementation Plan 2016-2023, UrbanGrowth, 2016

⁸ Planning and Design Guidelines, UrbanGrowth, 2016

It is understood that the required traffic study has progressed, but has not yet been released, meaning new planning proposals north of the Main Suburban Line are unlikely to proceed in the near term.

An examination of the potential implications of PRUCTS on the delivery of housing in the Homebush Precinct and Strathfield LGA is provided in Section 3.5.

Figure 2: Homebush Precinct, as mapped by PRCUTS



Source: Parramatta Road Corridor Urban Transformation Strategy

2.1.4 Greater Parramatta Growth Area

The Greater Parramatta Growth Area extends from the Parramatta CBD to Strathfield Station, forming the policy implementation of the GSC's Greater Parramatta to Olympic Peninsula (GPOP) vision. It divides this area into 12 precincts, forecasting over 72,000 additional dwellings to 2027, with the potential to deliver 100,000 dwellings, pending the delivery of required infrastructure.

The current strategic document for the growth area is the *Greater Parramatta Interim Land Use and Infrastructure Implementation Plan* (Interim LUIIP). The Interim LUIIP is given effect by a Ministerial Direction in place under Section 9.1(2) of the EP&A Act. As such, any planning proposal within the corridor is to demonstrate it will achieve the overall intent of the Interim LUIIP.

The Interim LUIIP identifies the growth precincts, anticipated dwelling and job delivery by 2050 and identifies key actions, the most relevant being progressing Homebush as a Priority Precinct, as part of the Olympic Park Lifestyle Super Precinct. The Homebush precinct aligns with the boundaries of the PRCUTS Homebush Precinct. The Interim LUIIP also highlights key regional infrastructure, such as transport and social infrastructure, and the potential to introduce a Special Infrastructure Contribution (SIC) to fund infrastructure.⁹ Ultimately, precincts



⁹ Greater Parramatta Interim Land Use and Infrastructure Implementation Plan, NSW Government, 2017

would be enabled by an amendment to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

The Interim LUIP is supported by background analysis documents that provide additional information for each precinct. These documents highlight the findings of PRCUTS and identify the desired future character of the precinct as well as constraints and opportunities, as outlined by PRCUTS.¹⁰ Notably, the projected additional dwellings by 2050 in the Interim LUIP is consistent with the PRCUTS projection.

The key actions contained in the Interim LUIP relating to Homebush, between June 2017 and June 2018, include:

- Work with Councils to implement the *PRCUTS*
- Progress Homebush (along with Burwood and Strathfield) as a Priority Precinct by commencing technical investigations.

As noted in Section 2.1.3, the traffic study associated with the PRCUTS Homebush precinct has progressed, but not yet been released.

Figure 3: Homebush Precinct (extract from Interim LUIP)



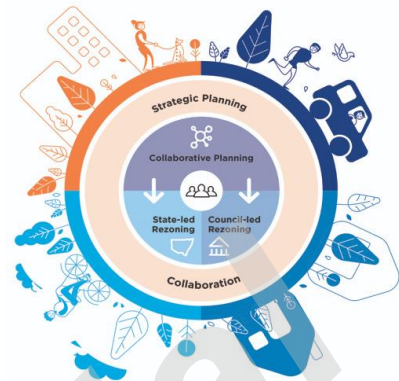
Source: Department of Planning and Environment, 2017

¹⁰ Greater Parramatta Interim Land Use and Infrastructure Implementation Plan Background Analysis, NSW Government, 2017

2.1.5 Burwood Strathfield and Homebush Precinct

The Burwood Strathfield and Homebush Precinct has been identified by DPIE for rejuvenation and improved public spaces. Initial stages of master planning in 2017. The precinct has been identified for collaborative planning between State and councils, with DPIE to coordinate partnerships to resolve the complex issues that relate to the overlapping responsibilities between agencies.

The City of Canada Bay Council, Burwood Council and Strathfield Council are preparing recommendations for planning in the precinct as part of their LSPS processes. Recommendations are to be released to the community for feedback. Responsibilities for implementing planning changes (i.e. State or Council led planning proposals) has not been identified.



The most recent consultation update from DPIE in 2017 highlighted that the community valued:

- Safety of and access to active and public transport connections
- Local businesses that provide daily needs
- Amount and condition of open space
- Access to and protection of the natural environment
- Amenities in local neighbourhoods
- Sustainable urban design
- Access to shared community assets.

2.1.6 A Housing Strategy for NSW – Discussion Paper

A *Housing Strategy for NSW – Discussion Paper* (Discussion Paper) was placed on public exhibition between 15 June and 24 July 2020. The purpose of the Discussion Paper is to engage with stakeholders to inform the vision for a future 20-year NSW Housing Strategy, including developing directions and identifying actions for that strategy. Once finalised, the NSW Housing Strategy will impact the broader approach to housing delivery across the State, including within the Strathfield LGA.

The Discussion Paper is divided into four key themes:

- Housing supply in the right location at the right time
- Diverse housing for diverse needs
- Housing with improved affordability and stability
- Responsive and resilient housing.

The Discussion Paper suggests that the housing strategy would build on current initiatives, such as the LSPS and LHS processes, infrastructure contribution reforms, technological advancements and wider planning reforms. It is not anticipated that the NSW Housing Strategy would supersede these initiatives but could potentially assist local governments with delivery of housing.

The Discussion Paper also states that the NSW Housing Strategy would outline State-level policy responses to housing delivery, such as universal controls for housing design, assistance for first-time home buyers and residential tenancy reforms. While Council should incorporate the outcomes of the future NSW Housing Strategy, the Discussion Paper does not anticipate specific actions for local government.

2.1.7 Housing Diversity SEPP Explanation of Intended Effect consultation

As discussed further in Section 2.3, multiple State-level planning instruments relate to the permissibility of specific housing types. These instruments are called State Environmental Planning Policies (SEPPs) and typically introduce or permit uses in a uniform way across the State and override local controls. In August 2020, DPIE released the *Explanation of Intended Effect for a new Housing Diversity SEPP* (EIE) for public comment. The EIE seeks to consolidate multiple SEPPs into a single SEPP with the goal of simplifying the legislation and adjusting certain controls. The consolidated SEPPs would be:

- *State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP);*
- *State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 (Seniors SEPP)*
- *State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes) (SEPP 70).*

The EIE also:

- Identifies controls in the SEPPs that would be adjusted in the future SEPP, such as removing boarding house permissibility in R2 Low Density Residential zones
- Introduces new land uses, including Build-to rent housing, Student housing and Co-living and outlines associated design controls
- Generally expand development options and ease assessment requirements for Land and Housing Corporation (LAHC) developments.

It is noted that the EIE does not represent final State policy and that a draft SEPP has not been released for review. The provisions of the final SEPP may differ from those outlined in the EIE, based on community consultation outcomes, additional research or technical drafting requirements.

2.2 Strathfield Municipal Council policy

This section summarises policy set by Council highlighting relevant actions, strategies and implications for the Strathfield LGA in relation to housing.

2.2.1 Strathfield 2030 Community Strategic Plan (2019)

Strathfield 2030 Community Strategic Plan (SCSP) is the current community strategic plan for Strathfield Council. The SCSP was developed in consultation with the community, informed by community surveys, focus groups, youth and seniors specialised forums and interviews with other representative community stakeholders. The goal of the extensive consultation was to ensure that historically under-engaged groups would have an opportunity to have their say.



The SCSP identifies key community priorities and aspirations for Council to achieve over the next 10 years, establishing a framework for Strathfield to remain an attractive and liveable place for residents and visitors. Through establishment of themes that represent community goals and strategies, it provides guidance on overall Council strategies that are particularly relevant to housing. Those themes, key goals and strategies that are relevant to this housing strategy are shown in Table 4.

Table 4: Strathfield Community Strategic Plan themes, goals and strategies

Theme	Key goals and strategies
Connectivity	<ul style="list-style-type: none"> Goal 1.1: Growth is sustained by well-planned and accessible infrastructure <ul style="list-style-type: none"> Infrastructure and assets are planned and delivered to meet the needs of a growing population
Community wellbeing	<ul style="list-style-type: none"> Goal 2.2: Healthy and activate communities <ul style="list-style-type: none"> Provide and manage open space, recreational and community facilities and programs to meet community and recreational needs
Civic pride and place management	<ul style="list-style-type: none"> Goal 3.1: Engaged and activated public places <ul style="list-style-type: none"> Revitalise Town and Village centres
Liveable neighbourhoods	<ul style="list-style-type: none"> Goal 4.1: Quality, liveable and sustainable urban design complementing local character <ul style="list-style-type: none"> Plan and deliver urban design and development that balances growth with quality living, sustainable and aesthetic outcomes Address housing affordability
Responsible leadership	<ul style="list-style-type: none"> Goal 5.1: Trust in Council's leadership and decision making <ul style="list-style-type: none"> Promote active community engagement and make decisions based on community priorities.

Source: Strathfield Community Strategic Plan, Strathfield Shire Council 2019

2.2.2 Strathfield Residential Land Use Study (2011)

The *Strathfield Residential Land Use Study* (RLUS) was prepared as part of a suite of studies to support the transition of the Strathfield LGA from the previous environmental planning instrument, *Strathfield Planning Scheme Ordinance 1969* to the Standard Instrument format. The RLUS provides an analysis of precincts across the Strathfield LGA, applicable planning controls, potential capacity and recommendations to meet housing targets 2036. In 2011, these targets were:

- Stage 1 (2004 to 2021): 5,810 dwellings
- Stage 2 (2021 to 2036): 2,490 dwellings.

The RLUS identified approximately 13,900 new residents would live in Strathfield between 2006 and 2031, increasing from 33,200 to 47,100. Approximately 6,840 to 11,550 dwellings would be required to accommodate this growth, depending on average household size.

The precincts with the highest theoretical capacity were north of the Main Suburban Line as follows:

- Parramatta Road: 2,383 dwellings
- Homebush North: 499 dwellings
- Courallie Avenue: 374 dwellings.

An extract of RLUS recommendations for directing future capacity is provided in Table 5.

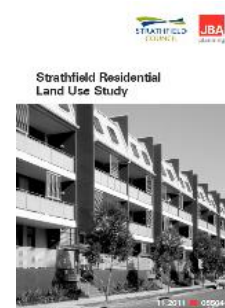


Table 5: Extract of recommendations from RLUS

Precinct/Subject Area	Recommendation
Courallie Avenue Precinct (west of Sydney Markets)	<ul style="list-style-type: none"> The Courallie Avenue Precinct has relatively poor residential amenity and accessibility. No increase in residential capacity is recommended. Moreover, the residential capacity of the precinct should be reduced so as to minimise future accessibility and potential social problems within the precinct.
Homebush North Precinct	<ul style="list-style-type: none"> Investigate the capacity for increased residential density within the existing Residential 2(b) zoned land, south of Pomeroy Street.
Parramatta Road Precinct (between T2 railway and M4)	<ul style="list-style-type: none"> The Parramatta Road Precinct is a 'work in progress'. Its full realisation as a vibrant urban environment will take many years. The adopted framework under DCP No. 20 is fundamentally sound and appropriate for the context. The existing Industrial land to the north of the Sydney Markets be retained for employment generating uses, ideally associated with the markets and not rezoned for mixed use / residential Investigate alternative land uses (i.e. mixed use and / or employment generating uses) for the Residential 2(a) zoned land at Smallwood Avenue Review building heights and densities along Loftus Crescent with the aim of increasing the density towards the eastern end of the precinct and establishing active 'focal point' along Knight Street Review building heights within the Columbia Lane area (eastern end of the corridor) with the aim of increasing the amenity for future residents by incorporating taller buildings that afford potentially better views, outlook and acoustic amenity (as opposed to low rise, horizontal building forms).
Homebush West Precinct (South of Flemington Station)	<ul style="list-style-type: none"> The Homebush Precinct offers a high degree of residential amenity being close to shops, schools and transport. The precinct has been largely developed under its current capacity to a relatively high density. No further increase in residential capacity is recommended above what the current controls permit Review the planning controls for the business zoned land along Henley Road to ensure that any future redevelopment results in an appropriately scaled and high-quality mixed-use development.
Homebush Precinct (four blocks to the south of Homebush Station)	<ul style="list-style-type: none"> The Homebush Precinct offers a high degree of residential amenity being close to shops, a public school and transport. The precinct has been largely developed under its current capacity to a relatively high density. No further increase in residential capacity is recommended above what the current controls permit.
Strathfield Town Centre Precinct (Activity centre south of Strathfield Station)	<ul style="list-style-type: none"> The Town Centre offers a high level of amenity in terms of accessibility, shops, schools and community facilities. The draft Town Centre Masterplan envisages some new high rise residential development that will benefit from this amenity Investigate the potential for residential intensification of the land bounded by Elva Street to the west and Raw Square to the east.
Strathfield Precinct (suburb in the centre of the LGA)	<ul style="list-style-type: none"> The Strathfield precinct offers a very high level of residential amenity with many attractive residential streetscapes. No substantial increase in residential capacity is envisaged. The current planning controls permit only single dwelling houses on large allotments which limits a variety of housing options Options for alternative housing forms that could be designed to maintain the low scale residential nature of the precinct (i.e. semi-detached dwellings, villas, duplexes, manor houses etc) be investigated and potential sites be identified (i.e. corners, opposite parks etc).
Liverpool Road Precinct (areas abutting north/south of Liverpool Road)	<ul style="list-style-type: none"> Liverpool Road is a busy road with high volumes of traffic. Substantial increases in residential capacity are not recommended. Residential intensification is preferred at key nodes and not immediately fronting Liverpool Road (i.e. behind the retail shops) with the

Precinct/Subject Area	Recommendation
	<p>retention and enhancement of business uses fronting Liverpool Road. Investigate improved pedestrian and cycle access</p> <ul style="list-style-type: none"> Investigate the Strathfield South Shops (including land immediately adjoining) for some limited residential intensification Investigate the Enfield West Shops (including land immediately adjoining) for some limited residential intensification Investigate the Fitzgerald Crescent area for residential intensification.
Strathfield South Precinct (suburb in the south of the LGA)	<ul style="list-style-type: none"> South Strathfield provides a high level of residential amenity. The low scale residential nature of the precinct is to be retained. It is expected that renewal of housing stock (knock-down, rebuilds) will continue to intensify in coming years The Water / Dunlop Street industrial area is somewhat isolated from the bulk of Strathfield's industrial and employment lands and access to it is via residential streets. The conversion of this land for residential purposes is supported, subject to acceptable management of flooding and contamination issues. Further investigation of this area is recommended The current rezoning of land at Hill Street, Hillcrest Street and Coronation Parade for residential purposes is supported Investigate permitting townhouses and / or low rise apartments of the remaining residential sites fronting Ford Park to take advantage of the interface with the open space.
Belfield Precinct (residential area north of Punchbowl Road)	<ul style="list-style-type: none"> Belfield provides a high level of residential amenity, in particular in terms of its access to open space. The low scale residential nature of the precinct should be retained Investigate the land between Chisholm Street, Excelsior Avenue and Cooks River for residential intensification Targeted intensification around the Belfield Shops Neighbourhood Centre is recommended with shop top housing and low rise residential flats and / or terrace housing.
Greenacre Precinct (residential area between Juno Parade and the industrial lands)	<ul style="list-style-type: none"> Due to its limited accessibility, open space and interface with industrial lands, no substantial increase in residential capacity is recommended The older housing stock and substantial quantum of Housing NSW stock (that are undergoing renewal and intensification) suggests that opportunities for low scale intensification (in the form of duplexes, semi-detached dwellings and the like) should be investigated Consider intensifying a small area of land at the corner of Juno Parade and Wentworth Street for shop top housing to establish a Neighbourhood Centre.
Affordable housing	<ul style="list-style-type: none"> Promote new affordable housing under the Affordable Rental Housing SEPP In areas of high public transport provision Council may consider a reduced on-site parking provision Collaborate with other government agencies to promote affordable housing.
Community Facilities	<ul style="list-style-type: none"> Review acquisition for new lanes within the Parramatta Road Precinct New Community facilities Limit development contributions Voluntary planning agreements.
Planning Controls	<ul style="list-style-type: none"> Adopt a wide range of Standard Instrument zones in the draft Strathfield Comprehensive LEP to continue to facilitate the development of a wide range of housing forms Permit the development and subdivision of semi-detached dwellings in Greenacre. The large lot sizes in Greenacre will enable semi-detached dwellings to be developed with a minimum lot size of 280 square metres

Precinct/Subject Area	Recommendation
	<ul style="list-style-type: none"> Review the existing building height and FSR controls to determine equivalent controls in accordance with the new Standard Instrument definitions Depict all building height controls through Clause 4.3 and the Height of Buildings Map within the Draft Strathfield Comprehensive LEP Review existing floor space ratio controls according to the Standard Instrument definition and depict relevant controls through Clause 4.4 and the Floor Space Ratio Map.

Source: Residential Land Use Study, JBA Urban Planning Consultants, 2011

2.2.3 Strathfield Local Strategic Planning Statement (2020)

Strathfield 2040: Local Strategic Planning Statement (LSPS) is Strathfield Council's implementation plan for the strategies contained in the Regional Plan and District Plan. The LSPS defines the Council's long-term vision for land use and infrastructure provision and identified opportunities for delivery of the objectives of the regional strategic planning work.

As part of the vision for Strathfield, the LSPS states:

"There is a strong sense of pride of place amongst our diverse and welcoming community who like to work and play close to home. We value our Area's heritage and environment and are proud of its well connected transport, educational institutions and employment opportunities."

and

"Development and growth have not compromised our neighbourhoods, heritage, environment or industrial lands. It has enabled the delivery of updated, modern infrastructure and the growth of creative solutions to the sharing of commercial, recreation and social spaces."

The vision identifies an intent to protect the neighbourhood character of the LGA by protecting heritage, environment and existing industrial lands.

Actions throughout the LSPS are relevant to the provision of housing across the LGA into the future. Actions that are of specific relevance to this LHS are identified in Table 6

Table 6: Housing related actions of the LSPS

Reference	Action	Timeframe
A1	Collaborate with the NSW Government to ensure that any future development uplift along the Parramatta Road Corridor and the Burwood, Strathfield, Homebush Planned Precinct is supported by infrastructure, services and provisions to facilitate the delivery of affordable housing and best practice sustainability	Immediate
A3	Work collaboratively with DPIE and other stakeholders within Planned Precincts or other growth areas to facilitate the delivery of: <ul style="list-style-type: none"> Diversity in housing consistent with the existing and desired future neighbourhood character High quality domain and open space Well designed public spaces with natural and built shade Mechanisms for the delivery of required infrastructure High efficiency, low carbon infrastructure Water sensitive urban design and water recycling system 	Immediate to medium Term



Reference	Action	Timeframe
A7	Review Council's development contribution framework (s7.11 and 7.12 contributions plans) and develop a Voluntary Planning Agreements Policy to ensure the delivery of local infrastructure to support growth and deliver appropriate community benefit to support the needs of future residents, including provisions for sustainable transport infrastructures	Immediate
A14	Develop controls in Council's DCP 2022 that encourage the provision of facilities to support the operation of car and ride sharing, e-bikes and other emerging mobility options in high density residential and mixed use/commercial developments	Short Term
A40	Develop controls in Council's DCP 2022 to ensure new high density development and development in centres incorporates high-quality public domain, adequate communal/shared spaces and well-designed appropriately located built and natural shade	Short Term
A41	Develop controls in DCP 2022 to ensure new high density development provides adequate green spaces/corridors and landscaping and gradual and appropriate separation and height transitions between development and between zones	Short Term
A42	Develop controls in Council's DCP 2022 to ensure new high density development and development in centres provides the appropriate infrastructure for its residents, including the undergrounding of electricity and cables, use of renewables and access for emergency and service vehicles	Immediate
A44	Undertake a review of items of environmental heritage and heritage conservation areas as part of the preparation of LEP 2021 to ensure that significant items/groups of built heritage are retained and preserved across the LGA	Immediate
A46	Facilitate design excellence in large scale residential and mixed use development through the continuation of the joint Design Review Panel, in partnership with Canada Bay	Immediate to Long Term
A47	Investigate the incorporation of design excellence provisions in LEP 2021 and DCP 2022 to ensure a high amenity for residents	Immediate
A48	Develop and incorporate into DCP 2022 Local Character Area Statements which are consistent with the DPIE's Local Character and Place Guideline for areas which are identified through the <i>Local Housing Study</i> as having distinctive urban form and character and which need to be retained and protected	Immediate
A50	Prepare a Local Housing Strategy that identifies mechanisms to facilitate the delivery and diversity of housing across the LGA and ensure the delivery of the short, medium and long term Easter City District housing targets. The Strategy will develop criteria for the delivery of high and medium density across the LGA and consider options for: <ul style="list-style-type: none"> • Dual occupancy development that is consistent with the streetscape character across the LGA • Medium density development in the form of townhouses and terraces • High density apartments in appropriate locations 	Short term
A51	Create connected and sustainable precincts through the delivery of high density residential development to the Parramatta Road Corridor, Liverpool Road Corridor and Strathfield Town Centre	Immediate
A52	Work with DPIE to seek an exemption under the <i>Housing Code</i> and <i>Low Rise Medium Density Housing Code</i> from Local Character Areas and identify areas where the application of the Code is appropriate	Immediate
A53	Investigate the incorporation of a minimum lot size into LEP 2021 for boarding housing and dual occupancy development in the R2 Low Density Residential zone	Immediate

Reference	Action	Timeframe
A54	Prepare an Inclusive Housing Strategy that identifies mechanisms (including SEPP 70) for delivery of housing options across the LGA for key workers and very low, low, and moderate income households, along with possible areas for its provision	Immediate
A55	<p>Investigate opportunities to go beyond the District Plan's target of five to ten per cent of the gross floor area of new development to be dedicated as affordable housing for:</p> <ul style="list-style-type: none"> Planned Precincts Land identified as being within the Parramatta Road Corridor Where there is an increase in density arising from a planning proposal 	Immediate
A56	Work collaboratively with the NSW State Government to ensure that any redevelopment of social housing is sensitive to the local character of the neighbourhood, complements desired future character and provides for a mix of housing types and dwelling sizes.	Immediate to Long Term
A57	<p>Implement the PRCUTS generally in accordance with the <i>2016-2023 Implementation Plan</i>, following the finalisation of a precinct wide traffic and transport study, urban design study and air quality assessment for the M4 East Ventilation Outlet, including the preparation of:</p> <ul style="list-style-type: none"> Precinct wide Planning Proposal Draft Development Control Plan Local Contributions Plan 	Short to Medium Term
A58	Ensure that the Planned Precincts, the Parramatta Road Corridor and the redevelopment of large sites deliver a diversity of housing types with a range of unit sizes so as to meet the needs of changing households and age structures	Immediate to Medium Term
A59	<p>Ensure that any proposed changes to land use in key renewal sites/precincts:</p> <ul style="list-style-type: none"> Incorporates viability testing Includes industries that serve the population related needs of the Strathfield community (urban support services) Delivers opportunities for open space and improved public domain as well as safe and convenient connections through the site/precinct and to external destinations Are accompanied by robust funding mechanisms to deliver local infrastructure Where land use is changed, the height and density of future development is compatible with the immediate surrounding context. 	Short Term
A96	Make provision in DCP 2022 for large urban renewal initiatives to demonstrate provision of high quality and diverse private/public open space, landscaping and deep soil tree planting that facilitates connections to existing local and District open space and increases urban tree canopy	Short Term
A108	Review land use zones in LEP 2021 to limit/restrict urban development in areas identified as exposed to natural and urban hazards	Immediate
A111	Make provision in DCP 2022 for the implementation of green infrastructure as part of development to mitigate the heat island effect, for example by requiring reflective building materials and the installation of solar systems to all new buildings (minimum system size determined by lowest predicted usage) and provisions to keep water in the landscape to address urban heat island effect including adequate landscaped areas to allow deep soil planting for urban tree canopy	Short Term

Source: Strathfield 2040: Local Strategic Planning Statement

2.3 Statutory framework

2.3.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the Act that governs the overarching framework for planning in NSW and saw significant changes in 2018. The changes include the requirement for all councils to prepare an LSPS to form part of the strategic planning framework and align with the objectives and planning priorities of the regional and district plans. The EP&A Act has a set of supporting regulations that provide operational provisions for the NSW planning system, and together, form the basis for preparation and enforcement of environmental planning instruments and policy documents.

2.3.2 State Environmental Planning Policy (Affordable Rental Housing) 2009

The *State Environmental Planning Policy (Affordable Rental Housing)* (ARH SEPP) was introduced in 2009 to increase the supply and diversity of affordable rental and social housing throughout NSW. This includes housing types such as:

- In-fill affordable housing, which allows for larger buildings if affordable housing is provided
- Secondary dwellings, also known as granny flats
- Boarding houses, which allow for managed market-rate bedrooms with common facilities
- Multiple types of supportive, group and social housing.

Under the ARH SEPP, affordable rental housing is defined as housing for very low, low- and moderate-income earning households as follows:

6(1) In this Policy, a household is taken to be a very low income household, low income household or moderate income household if the household:

(a) has a gross income that is less than 120% of the median household income for the time being for the Greater Sydney (Greater Capital City Statistical Area) (according to the Australian Bureau of Statistics) and pays no more than 30% of that gross income in rent, or

(b) is eligible to occupy rental accommodation under the National Rental Affordability Scheme and pays no more rent than that which would be charged if the household were to occupy rental accommodation under that scheme.

(2) In this Policy, residential development is taken to be for the purposes of affordable housing if the development is on land owned by the Land and Housing Corporation.

Uses permitted by the ARH SEPP have varying eligibility requirements, such as having an associated land use being permitted, land being accessible, sites being managed, or affordable housing units being maintained as affordable housing over a period of 10 years.

2.3.3 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy (Housing for Seniors or People with a Disability) (Seniors Living SEPP) was introduced in 2004 (replacing the previous SEPP 5) to encourage provision of housing to meet the needs of senior people or people with a disability.

The Seniors Living SEPP applies to urban zoned land where a dwelling house, residential flat building, hospital or special uses (churches, convents, clubs etc) is permitted. The development standards that must be complied with include the site must be at least 1,000 square metres with a frontage of 20 metres and the maximum height of the development must be 8m/2 storeys.

Where seniors living residential development is proposed on a lot adjacent to urban purposes, special uses or a registered club, development must be accompanied by a site compatibility certificate. General principles for

seniors living are that the site should have level access, manage environmental hazards and be located close to shops.

2.3.4 State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development and the Apartment Design Guide

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65) outlines requirements for designing and developing residential flat buildings and mixed use developments. It gives statutory weight to the accompanying Apartment Design Guide (ADG). The SEPP applies to apartment development of at least three stories and contains at least four dwellings.

SEPP 65 aims to deliver a better living environment for residents who choose to live in residential apartments, while also enhancing streetscapes and neighbourhoods. It is intended that this be delivered through improved design quality that ensures sustainability, accessibility, amenity, safety, affordability and efficiency. The benchmarks that underpin these objectives are articulated in the ADG, which are then applied by independent design review panels. The function of design review panels is outlined in SEPP 65 and largely pertains to giving advice to be considered as part of the larger application process.

The ADG specifies both specific and generalised design requirements for apartments and apartment buildings, which influences the number of and type of dwellings that can be delivered. This includes minimum apartment sizes, apartment mix, balconies and other amenity considerations.

2.3.5 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP) allows for complying development assessment of many forms of development, including detached dwellings. Proposed development must meet specific performance and numeric criteria in order to use the complying development pathway instead of the development assessment pathway.

Within the Codes SEPP, the Low Rise Housing Diversity Code potentially allows one and two storey dual occupancies, manor houses and terraces as complying development, based on zoning and design controls.. Permissibility of these types of housing as complying development requires that the use be permitted on the land by another instrument (eg SLEP 2012), as well as certain lot and frontage sizes. In order to be approved as complying development, the proposed development must meet requirements of the SEPP and the Design Criteria contained in the supporting *Low Rise Housing Diversity Design Guide* (July 2020).

Under current SLEP 2012 controls, practical application of the Low Rise Housing Diversity Code is limited to R3 Medium Density Residential lands, where the uses of Dual occupancies, Multi dwelling housing and Residential flat buildings are permitted (See Table 7).

2.3.6 Strathfield Local Environmental Plan 2012

Strathfield Local Environmental Plan 2012 (SLEP 2012) is the environmental planning instrument that applies to the Strathfield LGA. A review of relevant SLEP 2012 controls, and how they relate to the provision of housing is provided in Section 3.4.

The principal land use controls that relate to the built form of housing in Strathfield include:

- Land use zoning: Which housing types are permissible and where
- Built form and density related controls including:
 - Minimum lot size: How small a lot can be
 - Floor space ratio: How much floorspace a building can have
 - Height: How tall a building can be.

An overview of housing types that are permissible in the SLEP 2012 zone's is provided in Table 7.

Table 7: Summary of housing types permitted by zone

Land use zone	Low density housing	Medium density housing	High density housing	Other housing
R2 Low Density Residential	<ul style="list-style-type: none"> Dwelling house 	<ul style="list-style-type: none"> Attached dwellings Secondary dwellings 	n/a	<ul style="list-style-type: none"> Boarding houses Group homes
R3 Medium Density Residential	<ul style="list-style-type: none"> Dwelling house Group homes 	<ul style="list-style-type: none"> Attached dwellings Dual occupancies Multi dwelling housing Secondary dwellings Semi-detached dwellings 	<ul style="list-style-type: none"> Residential flat buildings 	<ul style="list-style-type: none"> Boarding houses Group homes Seniors housing
R4 High Density Residential	n/a	n/a	<ul style="list-style-type: none"> Residential flat buildings Shop top housing 	<ul style="list-style-type: none"> Boarding houses Seniors housing
B1 Neighbourhood Centre	n/a	n/a	<ul style="list-style-type: none"> Shop top housing 	<ul style="list-style-type: none"> Boarding houses
B2 Local Centre	n/a	n/a	<ul style="list-style-type: none"> Residential flat buildings Shop top housing 	<ul style="list-style-type: none"> Boarding houses
B3 Commercial Core	n/a	n/a	<ul style="list-style-type: none"> Residential flat buildings Shop top housing 	<ul style="list-style-type: none"> Seniors housing
B4 Mixed Use	n/a	<ul style="list-style-type: none"> Multi dwelling housing 	<ul style="list-style-type: none"> Residential flat buildings Shop top housing 	<ul style="list-style-type: none"> Boarding houses Seniors housing
B7 Business Park	n/a	n/a	<ul style="list-style-type: none"> Shop top housing 	n/a

Source: Strathfield Local Environmental Plan 2013

Minimum lot size for medium density development

SLEP 2012 Clause 4.1A relates to the minimum lot sizes required for development of medium density housing, with the table outlining requirements extract in Table 8.

Development consent for a use in Column 1 may be granted to development on a lot in a zone shown in Column 2, only if the area of the lot is equal to or greater than the area specified for that purpose and shown opposite in Column 3. Appendix A includes mapping of LEP controls relevant to this study.

Table 8: Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings

Column 1	Column 2	Column 3
Dual occupancy	<ul style="list-style-type: none"> Zone R3 Medium Density Residential 	560 square metres
Multi dwelling housing	<ul style="list-style-type: none"> Zone R3 Medium Density Residential Zone R4 High Density Residential 	1,000 square metres
Residential flat building	<ul style="list-style-type: none"> Zone R3 Medium Density Residential Zone R4 High Density Residential Zone B2 Local Centre Zone B3 Commercial Core Zone B4 Mixed Use 	1,000 square metres

Source: CI 4.1A Strathfield LEP 2012

In relation to the Low Rise Housing Diversity Code, the minimum lot sizes for Dual occupancy and Multi dwelling housing would apply for complying development Dual occupancy and Terrace housing, respectively. A minimum lot size for manor house has not been identified in SLEP 2012, meaning a minimum lot size of 600 sqm would apply for complying development applications.

Exceptions to Floor Space Ratio controls for Parramatta Road and Strathfield Town Centre

Clause 4.4A and 4.4B of the SLEP 2012 provide exceptions to standard floor space ratio (FSR) controls in Clause 4.4 for Parramatta Road Corridor and the Strathfield Town Centre, respectively. The exceptions include:

- Area 1 (Parramatta Road Corridor): FSRs of 2:1 and 3.15:1 for certain sites on the associated Key Sites Map
- Area 2 and 3 (Strathfield Town Centre): FSR up to 5:1 on lots larger than 1,500 sqm
- Area 2 (Strathfield Town Centre): FSR of up to 7.5:1 on lots larger than 1,500 sqm and meet design excellence criteria, as defined in SLEP 2012.

2.3.7 Strathfield Consolidated Development Control Plan 2005

Strathfield Consolidated Development Control Plan 2005 (SDCP 2005) applies to the Strathfield LGA and consists of 23 parts. A review of SDCP 2005 controls, and how they relate to the provision of housing in the Strathfield LGA is provided in Section 3.4.

Of direct relevance for this housing study are the followings parts of the SDCP 2005:

- Part A Dwelling Houses and Ancillary Structures
- Part B Dual Occupancy Housing
- Part C Multiple Unit Housing

- Part P Heritage
- Part Q Urban Design Controls
- Part R Subdivision Minimum Frontage.

Additionally, the following location specific DCPs are in force in Strathfield:

- DCP 13 - Strathfield Town Centre
- DCP 14 - Davidson Street Greenacre
- DCP 25 - 79 Couralie Ave Homebush West
- DCP 20 - Parramatta Road Corridor Area
- DCP 26 - 2-6 Pilgrim Ave and 9-13 Albert Road, Strathfield.

The SDCP 2005 and the local specific DCPs within Strathfield consider both built form and character through a mix of numerical, performance and merit based controls with the intention of ensuring that dwellings are compatible with the built form of the local area.

2.4 Implications

The review of policy documents indicated that:

- According to the GSC, approximately 3,650 dwellings are to be delivered between 2016 and 2021
- The industrial areas in Flemington, south Strathfield and Enfield should be retained and managed, with no transition to residential uses recommended by State or local policy
- Areas to the north of the Main Suburban Line are generally planned as part of PRCUTS, with precinct planning under way as part of the Greater Parramatta Priority Growth Area
- Planning proposals where PRCUTS applies may not proceed until a traffic study for the area is completed
- Urban renewal and dwelling delivery is anticipated along regional transport corridors and near strategic centres
- Strategic plans indicate that dwelling delivery is contingent on delivery of supporting transport and social infrastructure
- The Strathfield LSPS identifies the Parramatta Road Corridor, Liverpool Road and Strathfield Town Centre as opportunities for residential intensification
- Heritage, environment and industrial land characteristics of the LGA are highly valued.

3.0 HOUSING EVIDENCE BASE

The evidence for this Strategy includes an analysis of several key considerations for the delivery of housing in Strathfield these include:

- The demographics of the Strathfield population
- The types of housing that have been delivered
- Estimated housing delivery currently in the development pipeline
- Anticipated demand for housing and certain housing types
- An overview of opportunities and constraints with the delivery of housing
- The potential capacity for housing under existing controls

By understanding this evidence base, the Strategy can incorporate findings and develop recommendations for the delivery of housing in the future.

3.1 Demography

The section describes the population, household characteristics for the Strathfield LGA in the context of the 2016 Census and 2006 and 2011 census periods as relevant. Data in this section referred to as suburbs are using ABS Statistical Area 2 boundaries with a filter for Strathfield LGA.

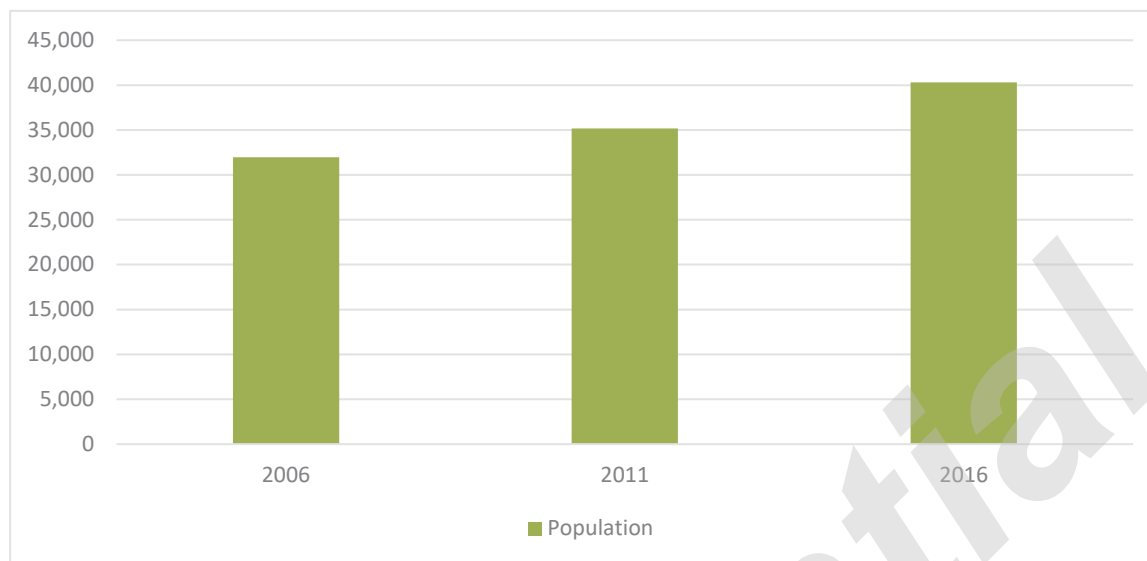
The basic data that informed this chapter are included in Appendix B.

3.1.1 Population

According the Australian Bureau of Statistics (ABS), the 2019 Strathfield estimated residential population was 46,926. resident population.

Population change in Strathfield LGA between the 2006-2016 Censuses is shown in Figure 4. Strathfield LGA's population grew from 35,188 to 40,312 between 2011 and 2016 with approximately 5,124 more people living in the LGA at the end of that period.¹¹ This is an increase of approximately 14.5 per cent, or an annual growth rate of approximately 2.9 per cent. Much of this growth has come from densification of areas along the railway corridor. Homebush SA2 statistical area saw the greatest increase in population with 3,694 additional residents in the five year period, accounting for 72 per cent of the Strathfield LGA growth.

¹¹ <https://profile.id.com.au/strathfield> (accessed 20 August 2020)

Figure 4: Strathfield population change over time


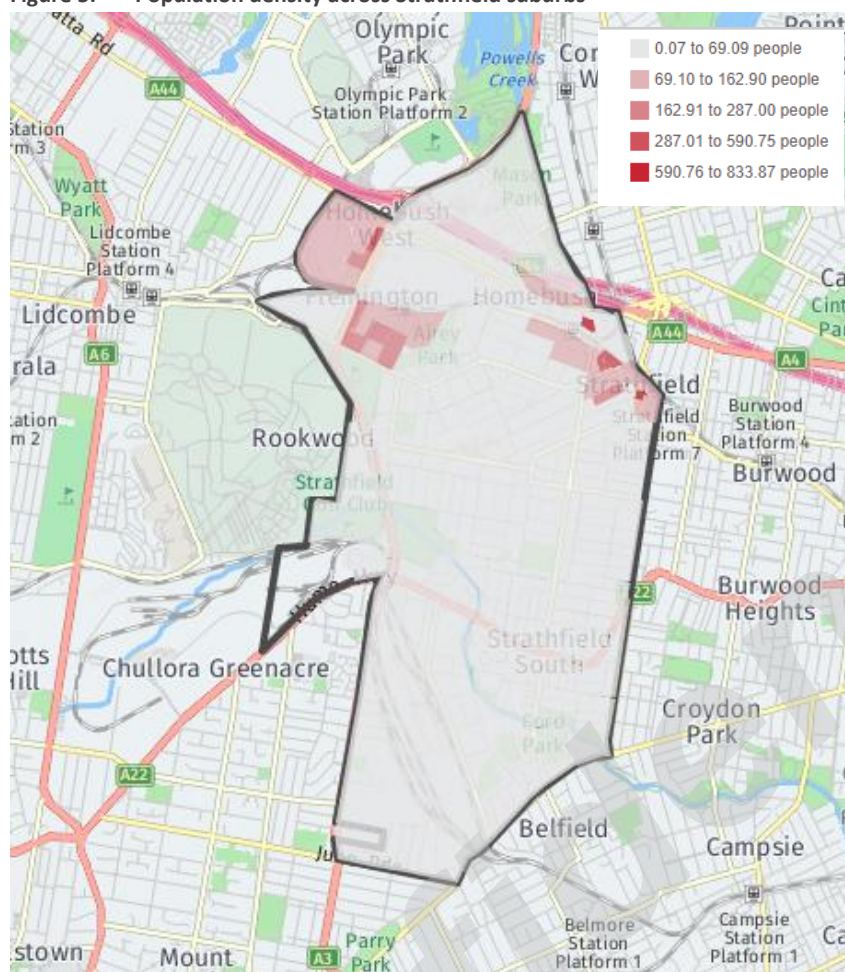
Source: profile .id

3.1.2 Population density

The population of Strathfield is spread across approximately 1,400 ha with a population density of approximately 29 persons per hectare (p/ha). The overall density of Strathfield LGA is comparable to the neighbouring Canterbury Bankstown with a 34 person/ha density and substantially lower than that of Canada Bay LGA (48 person/ha) and Inner West LGA (56 person/ha).¹² As shown in Figure 5 there are higher density areas in Homebush and Strathfield centres and lower density in Strathfield South and Greenacre. The locations with the highest densities do not correlate with the highest suburb populations. Rather, the highest densities tend to be around commercial centres and public transport nodes. Strathfield has the greatest population (17,574) and the largest land area in the LGA (645 ha) whilst Homebush has a comparable population (16,211) with a significantly smaller land area (384 ha). The small areas of Belmore and Greenacre are portions of the Belmore-Belfield and Greenacre-Mount Lewis statistical areas that both primarily lie in the Canterbury Bankstown LGA.

¹² ABS, Data by Region, <https://itt.abs.gov.au/itt/r.jsp?databyregion> (December 2019)

Figure 5: Population density across Strathfield suburbs

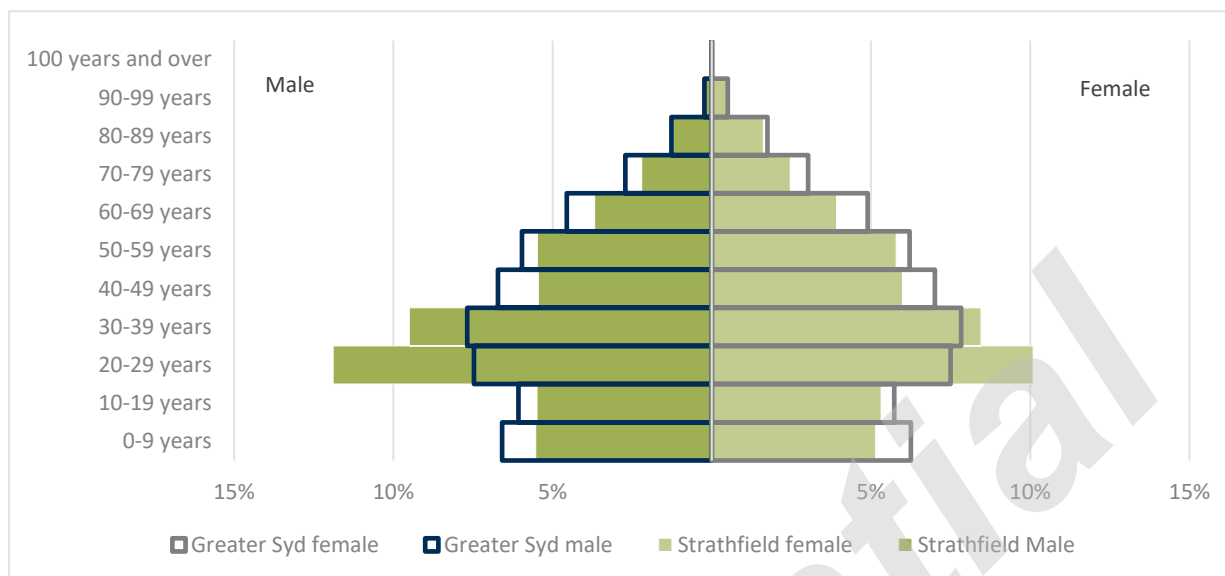


Source: ABS 2016

3.1.3 Age structure

In Strathfield LGA, the 2016 Census identified an over representation of young adults (20-39 years) and a slight under representation of children, middle-aged adults and older adults, when compared to Greater Sydney. The age structure for the Strathfield LGA in 2016, compared with Greater Sydney, is shown in Figure 6.

Figure 6: Strathfield gendered population compared with Greater Sydney, 2016



Source: ABS 2016

The median age for Strathfield LGA is 32¹³ compared with Greater Sydney Median age of 36.¹⁴ This is indicative of the over representation of young adults in the LGA. The distribution of the population between different age groups is not even across the LGA. Using median age and SA3 boundaries, pockets of age group concentrations are revealed showing the median age is much lower around Strathfield and Homebush stations (30 - 32) compared with that of the central Strathfield area which has significantly higher median ages (45 - 54).¹⁵

This is telling of the housing typologies in these areas, with larger blocks and houses in the central Strathfield area that are likely to house families and older adults ageing in place, whilst the built up areas along the railway line are more popular and affordable for singles, couples with no children and couples with young children.

Between 2011 and 2016 Strathfield saw significant growth in the 30 to 39 year old population, this could indicate an increase in more affordable apartments in the centres and along the railway corridor.

3.1.4 Indigenous population

According to the 2016 Census, 107 people (0.27 per cent) in Strathfield LGA identified as Aboriginal and nine people (0.02 per cent) identified as Torres Strait Islander. This is well below the representation of these cultures across Greater Sydney with 1.39 per cent and 0.04 per cent respectively. Additionally, no people in Strathfield identified as both Aboriginal and Torres Strait Islander while 0.03 per cent of Greater Sydney do so. It is noted however, that 6.35 per cent of Strathfield LGA did not state if they were either Aboriginal or of Torres Strait Island descent, higher than the 5.4 per cent of Greater Sydney who similarly did not state if they identify as such.

3.1.5 Place of birth

Cultural background can play a role in housing preference. With 37 per cent of residents of Strathfield LGA stating they were born in Australia, there is a strong representation of immigrants in the community compared to Greater Sydney where 57 per cent of residents were born in Australia. In Strathfield LGA the most common place of birth outside of Australia is India with 11 per cent of residents stating they were born there.

¹³ ABS, 2016 Census Quick Stats, Strathfield

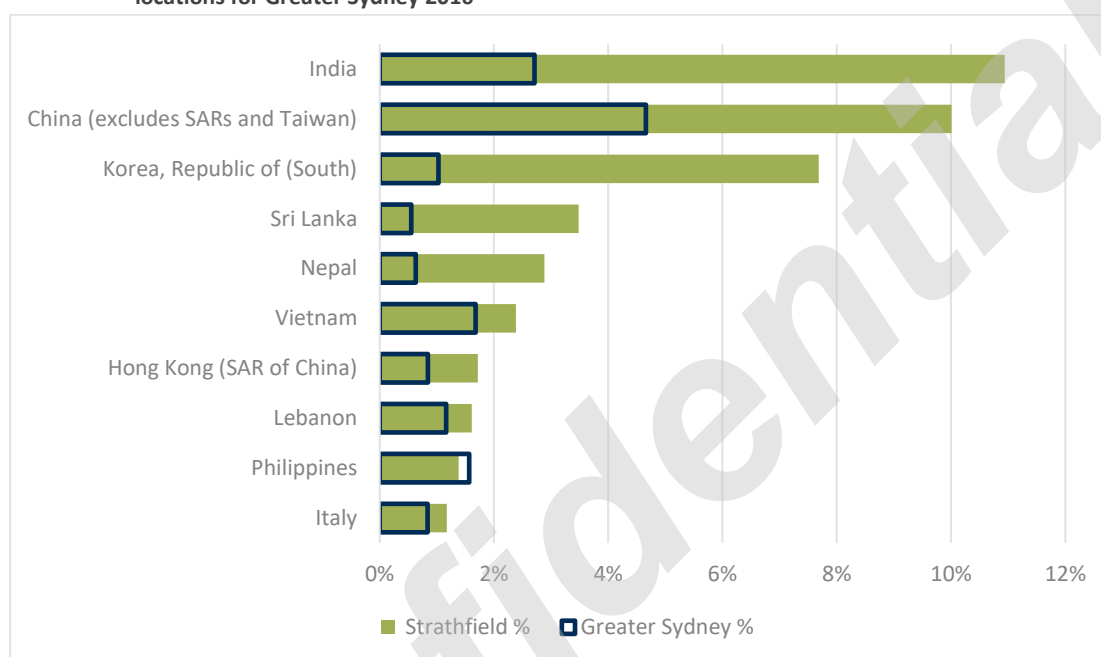
¹⁴ ABS, 2016 Census Quick Stats Greater Sydney

¹⁵ .idcommunity, Social Atlas Strathfield

As shown in Figure 7 China and the Republic of Korea (south) are the next most common places of birth with 10 per cent and 8 per cent respectively. This is significantly higher than in Greater Sydney where only 5 per cent of were born in China and 1 per cent were from the Republic of Korea (south)¹⁶. The Strathfield community also have strong representation of those born in Sri Lanka, Nepal and Vietnam.

Between 2011 and 2016 Strathfield has been a relatively similar pattern of immigration with India, China and Republic of Korea (South) remaining the most popular birthplaces outside of Australia. The Philippines increased in popularity by 2016, replacing Malaysia in the top ten origin locations from 2011, however others remained.

Figure 7: Top ten most common place of birth outside of Australia for Strathfield residents compared with same locations for Greater Sydney 2016



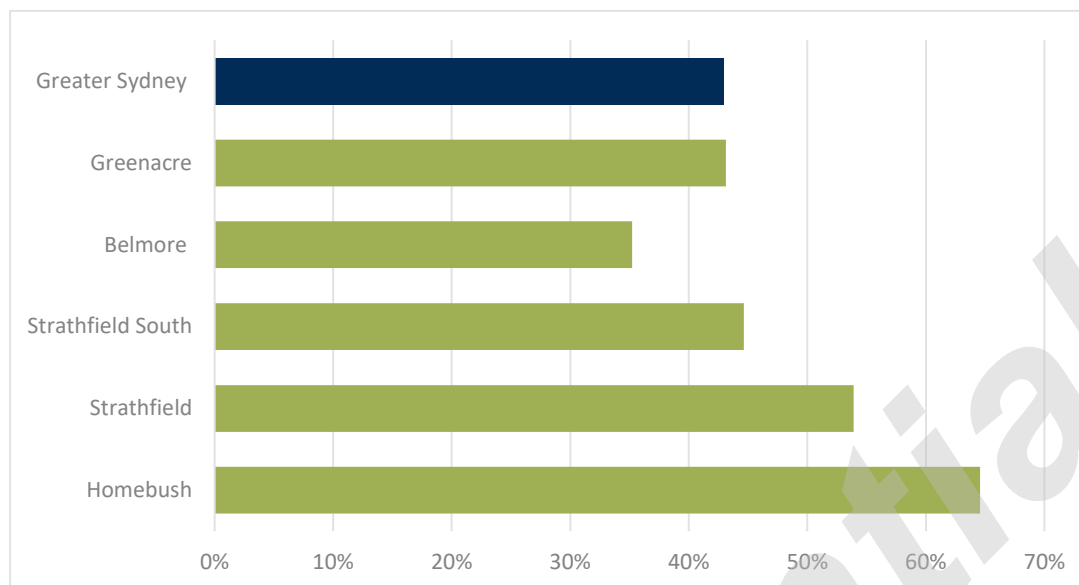
Source: ABS, 2016

Figure 8 highlights the high proportion of immigrant Australians residing in Strathfield. Notably Homebush and Strathfield have more than 50 per cent¹⁷ of the resident population born overseas. As detailed above these areas also have high representation of young adults and high density living. This may indicate these areas are a hub for international students or young workers.

¹⁶ ABS, Census of Population and Housing, 2016, Table Builder (December 2019)

¹⁷ ABS, Census of Population and Housing, 2016, Table Builder (December 2019)

Figure 8: Proportion of residents born outside of Australia compared to Greater Sydney, 2016



Source: ABS, 2016

Approximately 104 different languages are spoken across Strathfield LGA with 71 per cent of households speaking a language other than English at home. This is significantly higher than the 42 per cent of Greater Sydney homes that speak a language other than English at home. In Strathfield LGA the most common languages other than English are Mandarin (10 per cent), Korean (9 per cent) and Cantonese (7 per cent). This differs from Greater Sydney where Mandarin is also the most popular language other than English with 5 per cent of Greater Sydney speaking the language at home.¹⁸

3.1.6 Employment

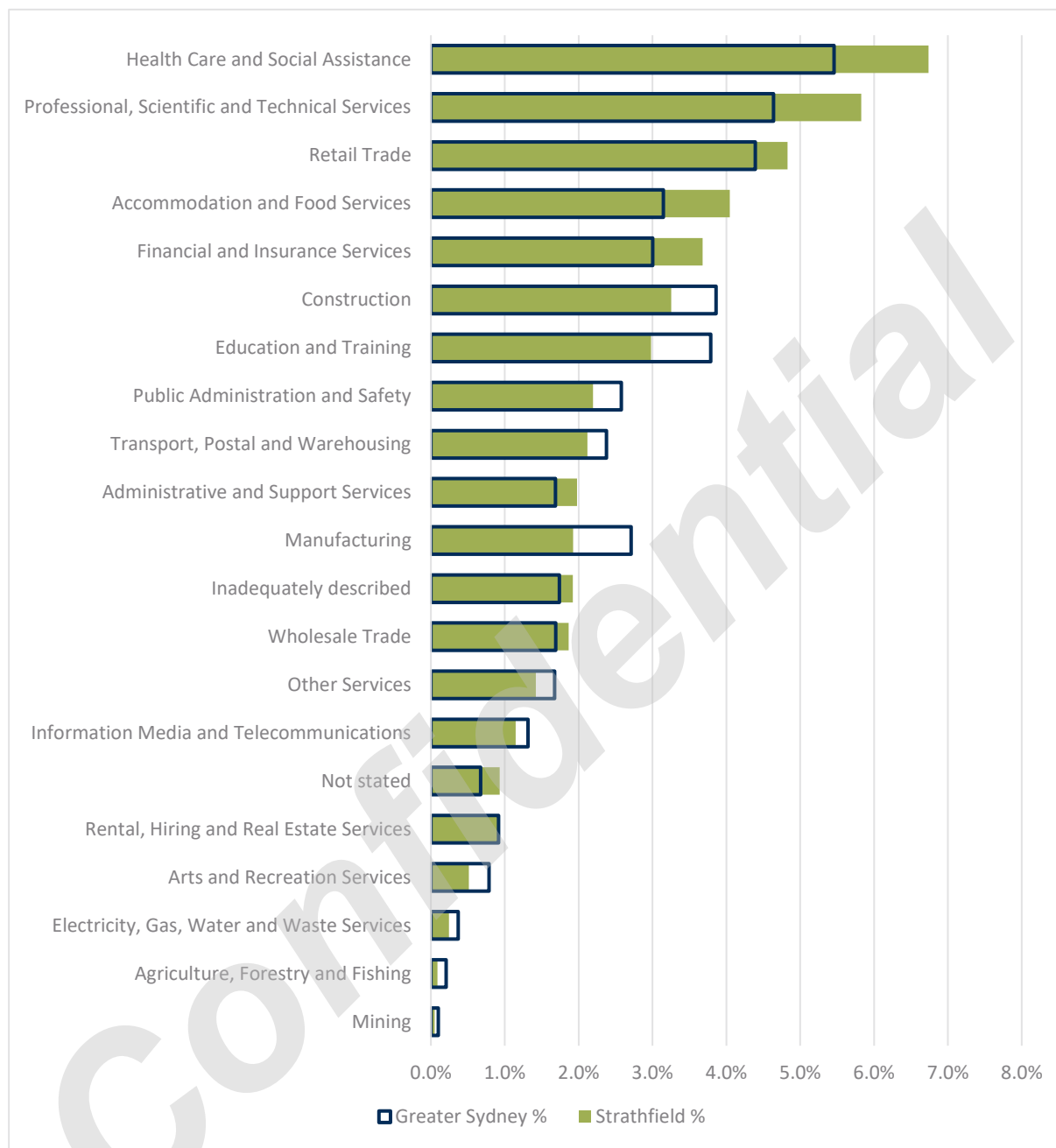
In 2016, 19,618 people in Strathfield were employed with 65 per cent of those employed full time and 33 per cent part time. The unemployment rate in 2016 was 7 per cent compared to 6 per cent in Greater Sydney, with both areas showing increases from 6.4 and 5.7 per cent, respectively since 2011. Spatial data shows pockets of higher unemployment throughout the LGA with the highest rates in Greenacre, south of Homebush Station and South of Flemington Station¹⁹.

As shown in Figure 9, Health Care and Social Assistance is the most popular industry of employment for both Strathfield (6.7 per cent) and the Greater Sydney (5.5 per cent), followed by Professional, Scientific and Technical Services (5.8 per cent in Strathfield LGA and 4.6 per cent in Greater Sydney) and Retail Trade (4.8 per cent in Strathfield LGA and 4.4 per cent in Greater Sydney). Strathfield LGA has an under representation of workers in the Construction, Education and training and Manufacturing industries compared to Greater Sydney.

¹⁸ ABS, Census of Population and Housing, 2016, Table Builder (December 2019)

¹⁹ .idcommunity, Strathfield Community Profile (December 2019)

Figure 9: Industry of Employment Strathfield and Greater Sydney 2016

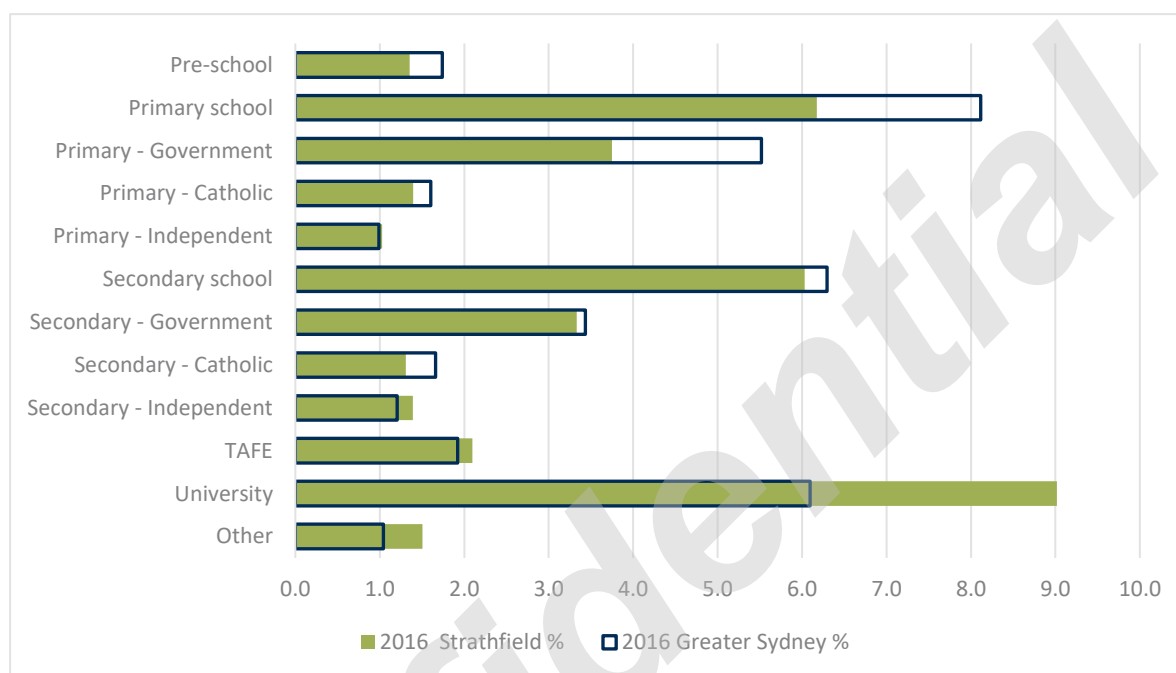


Source: .idcommunity, 2016

3.1.7 Education

Strathfield has a significant proportion (9 per cent) who are enrolled in universities (Figure 10), aligning with the strong representation of young adults in the LGA, the typical age group for university studies. Conversely Strathfield has an under representation of people enrolled in a government primary school,²⁰ possibly due to the high number of independent and private schools in the LGA.

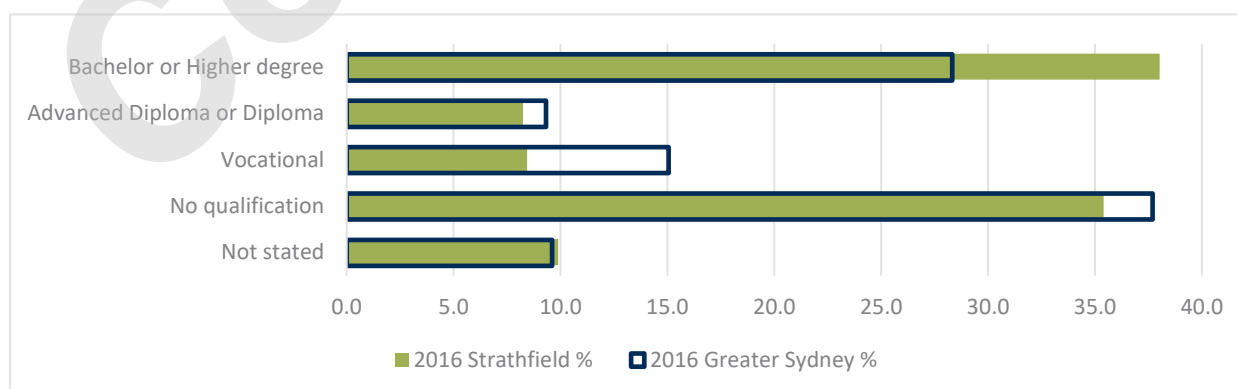
Figure 10: Percentage attending educational institution by enrolments in educational institutions, 2016



Source: .idcommunity, 2016

Strathfield LGA has a higher proportion of people that have completed Year 12 or equivalent (72.2 per cent) compared to Greater Sydney (60 per cent). As shown in Figure 11 this trend continues for those over the age of 15 years with Bachelor or higher degrees with 38 per cent of Strathfield, compared to Greater Sydney 28 per cent. Conversely Strathfield has an under representation of those with vocational qualifications with 8.4 per cent compared to Greater Sydney's 15.1 per cent.²¹

Figure 11: Percentage of those over 15 years of age by highest level of qualification, 2016



Source: .idcommunity, 2016

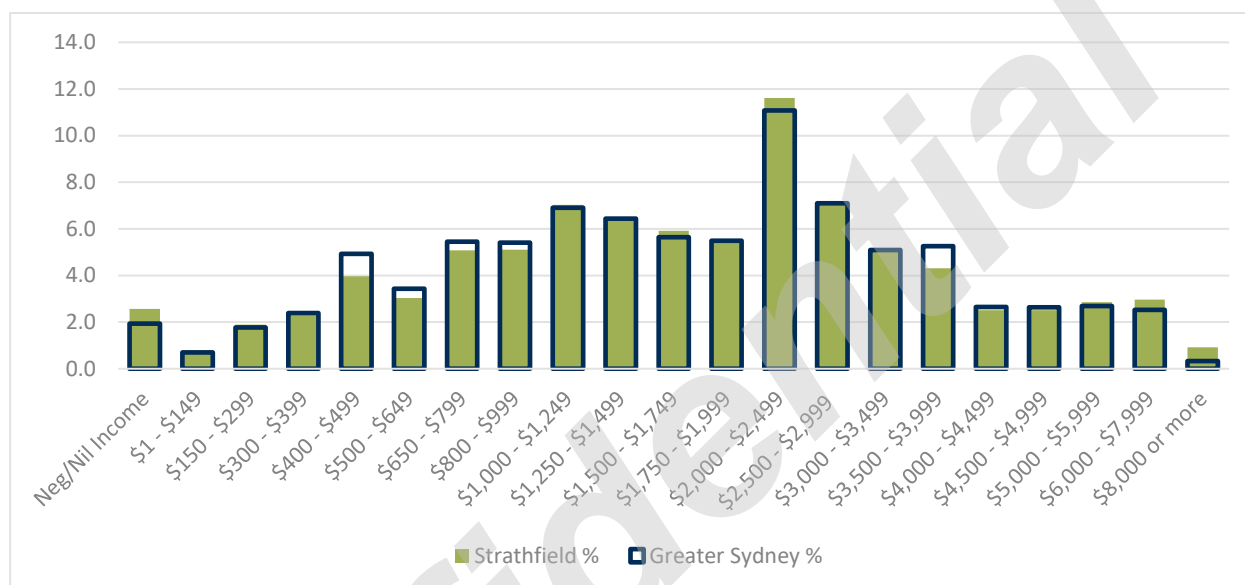
²⁰ .idcommunity, Strathfield Community Profile (December 2019)

²¹ .idcommunity, Strathfield Community Profile (December 2019)

3.1.8 Household income

As shown in Figure 13 Strathfield LGA and Greater Sydney have a similar proportion of high-income households, being those earning \$2,500 per week or more (28.2 per cent and 28.3 per cent respectively). Additionally, Strathfield has a lower proportion of low-income households, being those earning less than \$650 per week (14.5 per cent and 15.1 per cent respectively). Looking at a finer grain level the median household income tends to be higher in the Strathfield suburban area whilst the South Strathfield area tends to be lower. The areas along the rail corridor tend to have lower incomes than that t in Strathfield suburban area.

Figure 12: Percentage of those within each income bracket in Strathfield and Greater Sydney, 2016



Source: .idcommunity, 2016

3.1.9 Implications

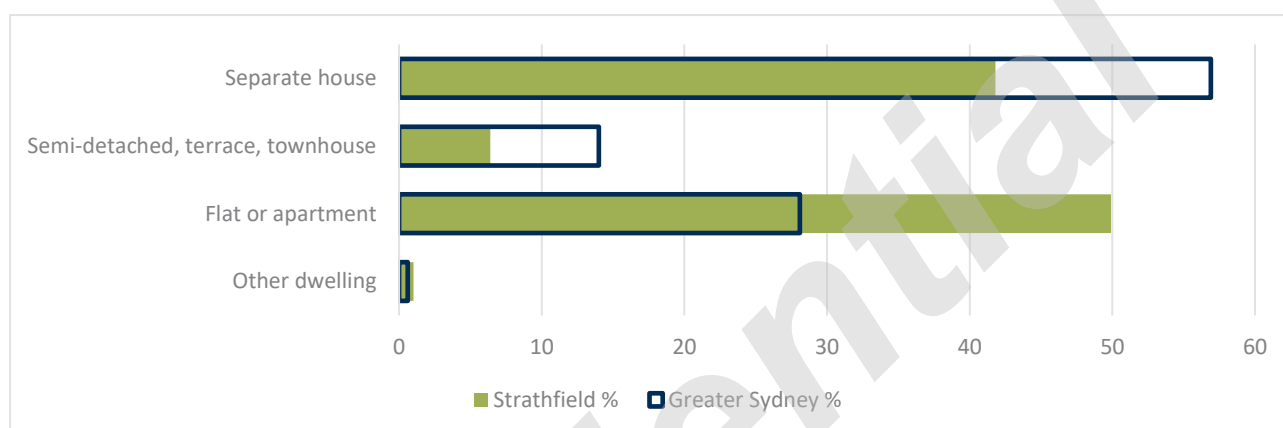
- The population in the northern areas of Strathfield has grown significantly since 2011, representing an annual growth rate of approximately 2.9 per cent
- Recent population increases have been focused in areas that are most accessible and may represent a demand for housing, transport and lifestyle options available in centres
- The LGA has a growing population with high proportion of young adults increasing demand for affordable housing, transport, lifestyle and entertainment. This may indicate young adults are remaining in the family home longer with older adults less likely to downsize.
- Younger population are clustered around the stations whilst the families and over 60s are more concentrated in the low-density areas to the south of the stations.
- The unemployment Strathfield population has increased and is somewhat higher compared to the Greater Sydney area
- The strong diversity in place of birth and language spoken at home can indicate potential for familial structures and household combinations that may not align with the traditional expectations of suburban living, this can be particularly common for multi-generational living.
- High income bracket representation may indicate higher demand for larger dwellings and blocks of land with luxury homes

3.2 Housing supply

3.2.1 Dwelling type

At the 2016 Census there were 14,454²² private dwellings in the Strathfield LGA. Of these, approximately 5,800 were separate houses, 7,100 were apartments, and 900 were townhouses or similar type of development. Compared with Greater Sydney, the Strathfield LGA shows a significant over representation of flats and apartment style dwellings and an under representation of separate houses²³ (Figure 12).

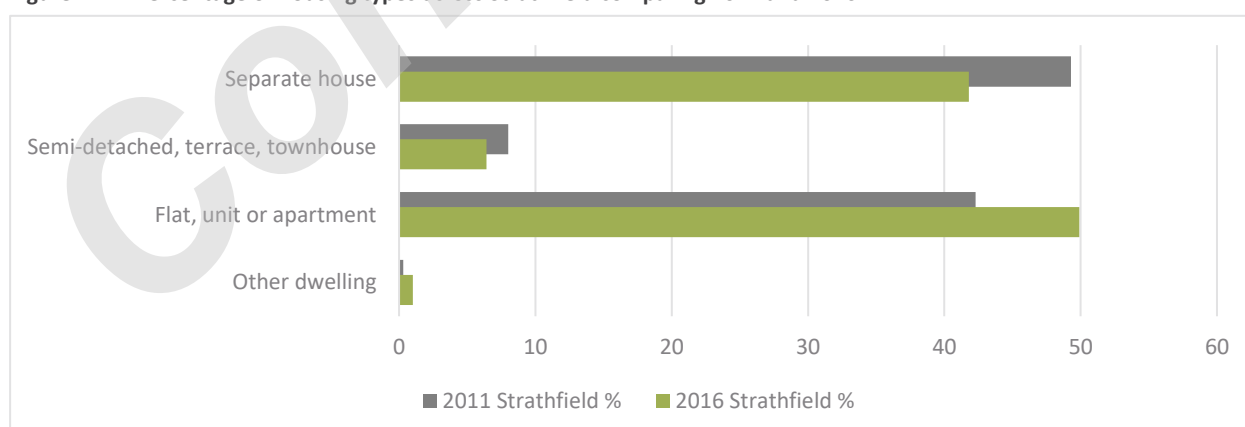
Figure 13: Percentage of housing types across Strathfield and Greater Sydney, 2016



Source: ABS, 2016

The housing landscape of Strathfield LGA has changed since 2011 with an increase in flats, units and apartments and a decrease in separate houses and semi-detached, terrace and town house type dwellings. Figure 14 shows the percentage of dwelling types in 2011 and 2016 demonstrating this shift away from separate housing to apartment developments. This aligns with the development occurring in the area noting new builds are most frequently higher density residential than separate houses, particularly along the railway corridor. This trend is likely to continue into the future.

Figure 14: Percentage of housing types across Strathfield comparing 2011 and 2016



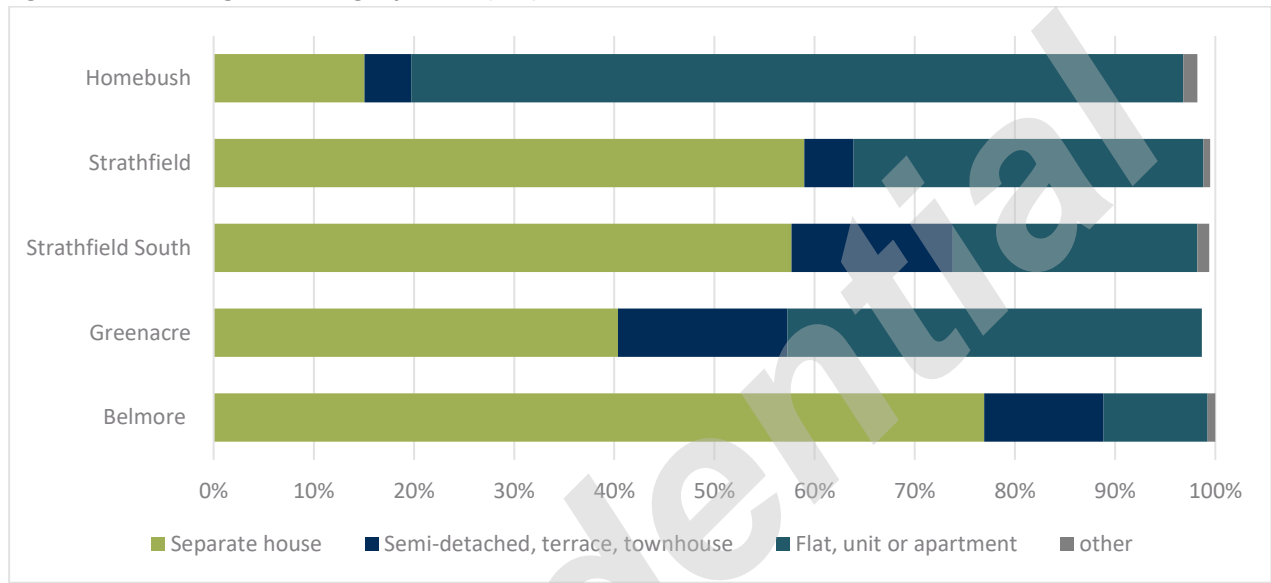
Source: ABS, 2016

²² ABS, 2016 Census Quick Stats, Strathfield

²³ ABS, 2016 Census Quick Stats Greater Sydney

Consideration of the local distribution of housing is provided at Figure 15. Homebush has a significant representation of flats, units and apartments whilst Belmore has a much stronger representation of separate houses. This is indicative of the local character of each area with the higher density Homebush located on the railway line undergoing urban renewal since the late 1990s in preparation for the Sydney Olympics in 2000. Belmore, Strathfield and Strathfield South, however, represent the more traditional character of the LGA with low density residential the dominant housing type²⁴.

Figure 15: Percentage of Dwellings by Suburb (SA2), 2016



Source: ABS 2016

An alternate perspective on dwelling types is provided by profile .id, which classified dwellings based on the categories of separate house, medium density and high density. These are similar to the Census 2016 definitions, with the exception of one and two-storey apartment blocks being part of a new 'medium density' category, along with semi-detached, terrace and townhouse development. All other apartment blocks are considered to be 'high density.'

Profile .id report the following housing stock, from the 2016 Census:

- Separate house: 5,829 dwellings
- Medium density: 2,265 dwellings
- High density: 6,080 dwellings.

The scale of unit development in Strathfield is being matched by the development of low rise apartment units, complementing the growing medium density housing stock.

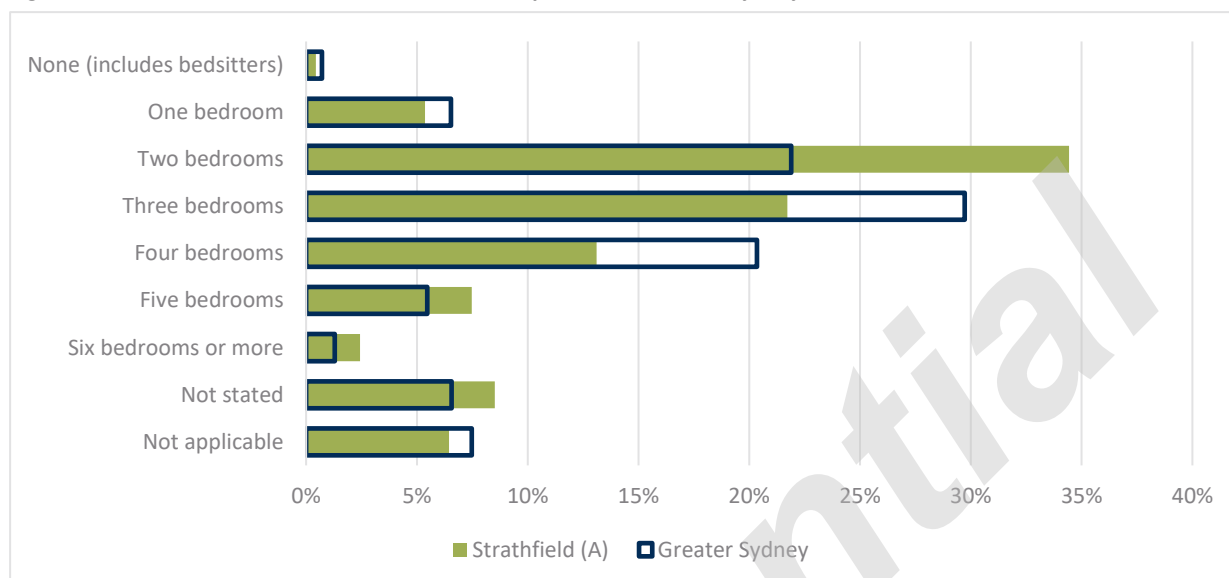
3.2.2 Number of bedrooms

As shown in Figure 16, Strathfield LGA has an over representation of two bedroom dwellings, compared to Greater Sydney. This is representative of the higher density residential areas along the railway corridor. The LGA also has an over representation of five and six bedroom dwellings, possibly associated with the presence of large and affluent residential dwellings in low density residential areas. This distribution allows for a diversity of household sizes and incomes across the LGA. However, it may also mean that larger families, that may otherwise prefer to live near centres, are pushed to expensive detached dwellings in low density residential areas that are not as well serviced with infrastructure.

²⁴ ABS, Census of Population and Housing, 2016, Table Builder (December 2019)

The LGA also has an under supply of one, three and four bedroom dwellings when compared to Greater Sydney, as indicated in Figure 16.

Figure 16: Number of bedrooms in Strathfield compared with Greater Sydney, 2016



Source: ABS 2016

3.2.3 Housing suitability

The ABS produces 'housing suitability' data that relates to the number of residents, their relationships and the number of bedrooms in a dwelling. This data provides a general estimate of how many spare bedrooms or how many extra bedrooms are required in a dwelling. The data provides a metric for understanding overcrowding and under-occupancy. The data is derived using the following assumptions :

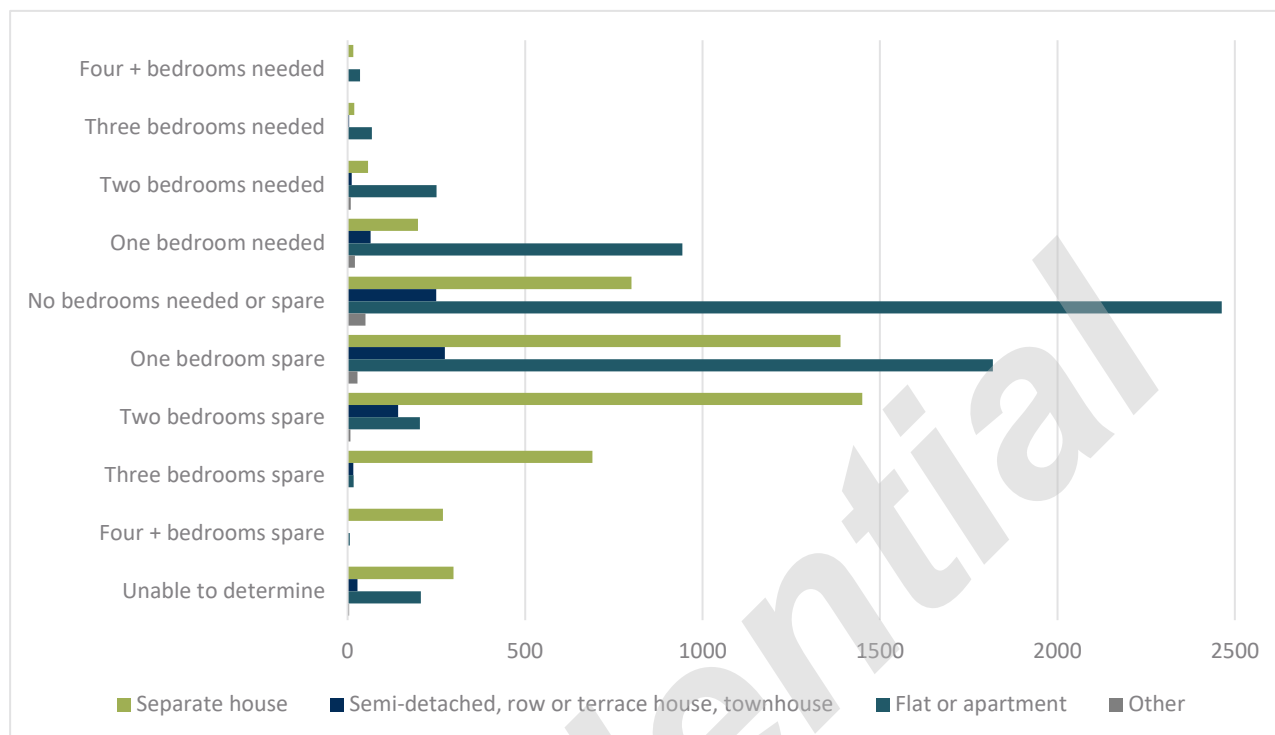
- There should be no more than two persons per bedroom
- Children less than five years of age of different sexes may reasonably share a bedroom
- Children less than 18 years of age and of the same sex may reasonably share a bedroom
- Single household members 18 years and over should have a separate bedroom, as should parents or couples and
- A lone person household may reasonably occupy a bed sitter or one-bedroom dwelling.

Approximately 90 per cent of homes in Strathfield LGA have an appropriate number of bedrooms including those with additional rooms. Households living in flats and apartments are most frequently in need of additional bedrooms, whilst households living in separate houses most frequently have a spare bedroom. Semi-detached, row, terraces and townhouses have similar rates of one or two spare bedrooms to Greater Sydney.

Few of those in need require more than two rooms suggesting that overcrowding is not a significant issue for the LGA.

A summary of the housing suitability findings for Strathfield is shown in Figure 17.

Figure 17: Number of needed or spare bedrooms by dwelling type in Strathfield, 2016

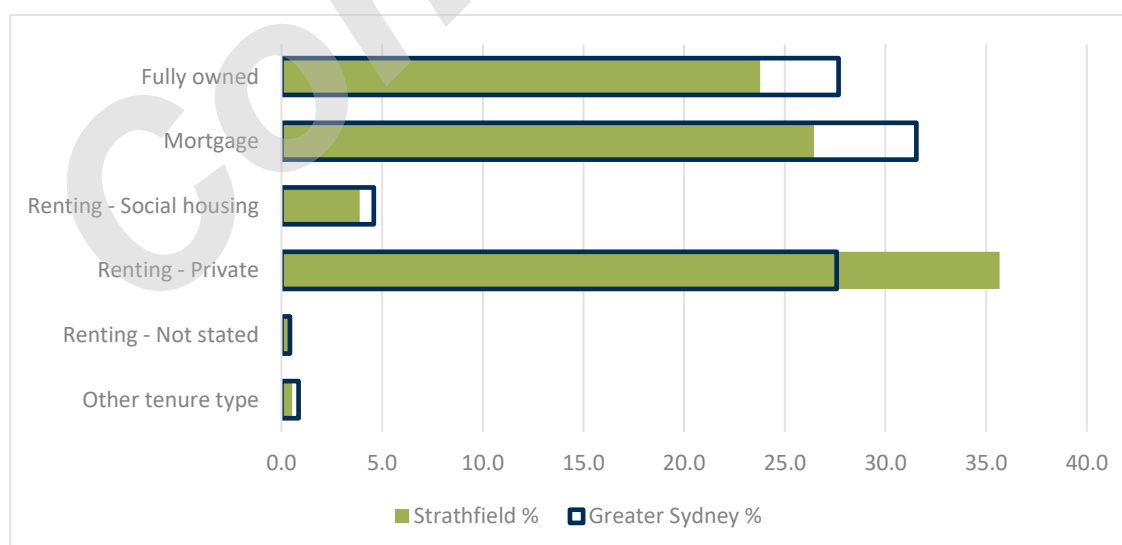


Source: ABS 2016

3.2.4 Housing tenure

In Strathfield LGA 50 per cent of households were purchasing (mortgage) or fully owned their home in 2016, compared to 59 per cent of Greater Sydney households. Comparably, 40 per cent of Strathfield LGA households were renting, representing a significantly higher proportion compared with Greater Sydney. Strathfield notably is under representing in social housing (3.9 per cent) compared to of Greater Sydney (4.6 per cent).²⁵

Figure 18: Housing Tenure Strathfield and Greater Sydney, 2016

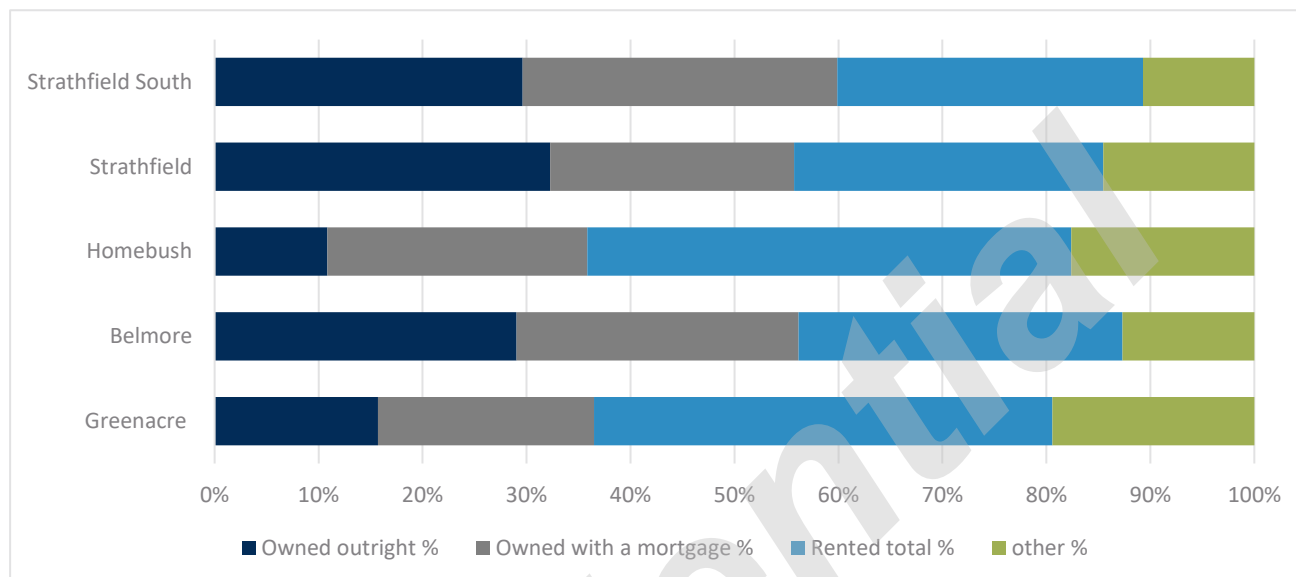


Source: idcommunity, 2016

²⁵ .idcommunity, Strathfield Community Profile (December 2019)

Figure 19 further explores tenure mix, showing the proportion of housing tenures within each suburb. Rented dwellings in Homebush represent 47 per cent of dwellings, whilst only 29 per cent in Strathfield South. Homes in Strathfield and Strathfield South are the most likely to be owned outright or with a mortgage.

Figure 19: Housing Tenure by Suburb, 2016



Source: ABS 2016

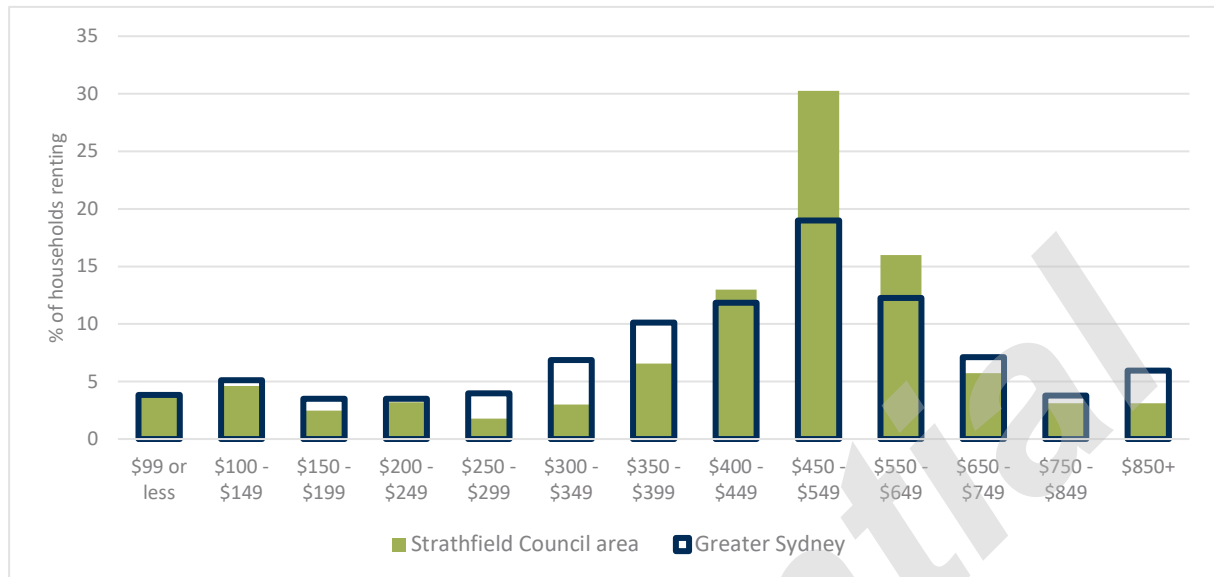
3.2.5 Housing affordability

This section examines factors that are related to housing affordability in Strathfield, considering how rental payments, mortgage repayments and overall housing stress are reflected in the LGA.

3.2.5.1 Rent

The distribution of weekly rental payments, as of the 2016 Census, is shown in Figure 20. The figure highlights that, while the distribution of households paying lower weekly rents of \$250 or less generally align with Greater Sydney, there are fewer households paying moderate rents between \$250 and \$399. There is a significant spike in the \$400 to \$659 weekly payment range, particularly in the \$450 to \$549 range.

Figure 20: Weekly housing rental payments



Source: profile .id

Information regarding median rent in Strathfield is provided by DCJ's Rent Report. According to the March 2020 Quarter Rent Report, the median rent for new rentals was \$500/week. The median rent for houses and town houses was \$650/week, and the median rent for apartments was \$500/week. Notably, the annual change for weekly rent dropped across all dwelling types: 3.85 per cent for all dwellings combined, 7.8 per cent for houses and 2 per cent for apartments. This is a change from the 2019 March Rent Report, where the media change in rent for all dwellings was negative 1.9 per cent, with apartments falling by 1.9 per cent, but houses had an increase of 3.7 per cent. This indicates a recent trend in reduced rental prices for apartments in Strathfield.

An examination of weekly rent payment quartile groups provides insight into if the spike in the \$400- \$659 rent range is a recent occurrence. Quartiles provide an objective way of comparing change in a local community over time by ranking community members from the lowest incomes to the highest incomes, and then dividing that list into four equal groups.

The distribution for 2011 and 2016, compared to Greater Sydney is provided in Table 9. As shown in the table, there has been a large increase in households' payment medium-highest quartile rents. This align with the rental payment bracket that has increased. However, the increase appears to have reduced the proportion of people paying in the highest group, through all groups did increase.

Table 9: Housing rental quartiles

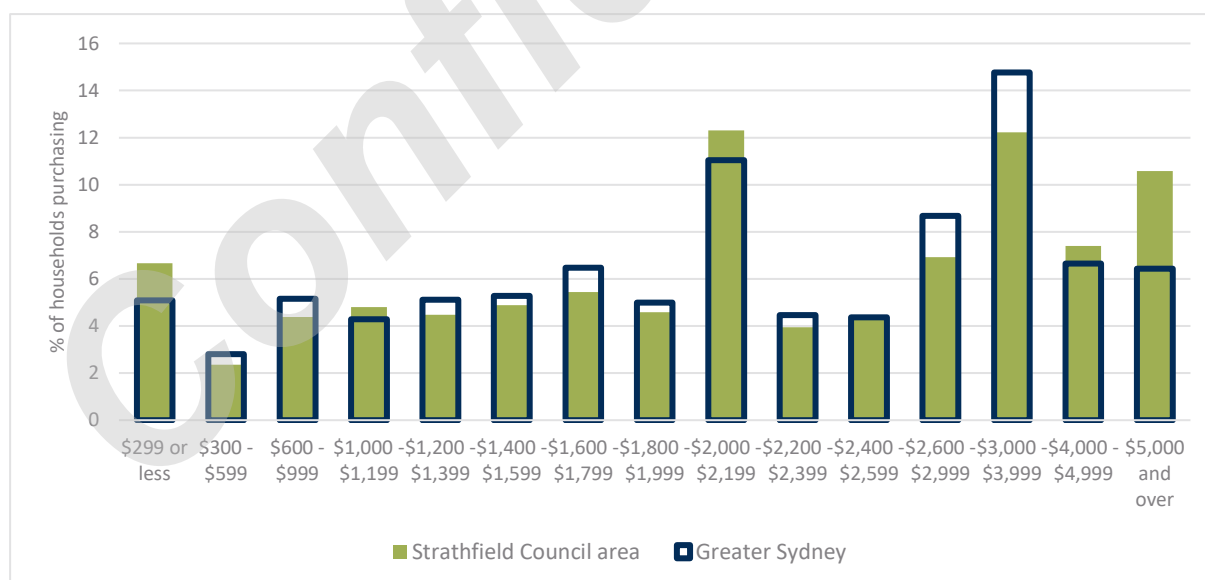
Loan repayment quartile group	2011			2016			Change
	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2011 to 2016
Lowest group	591	14.6	17.4	759	14.5	16.6	+169
Medium lowest	383	9.5	18.4	510	9.7	18.5	+127
Medium highest	1,317	32.6	28.8	2,034	38.9	29.9	+717
Highest group	1,749	43.3	35.4	1,929	36.9	35.0	+180
Total households with stated rent	4,042	100.0	100.0	5,234	100.0	100.0	+1,192

Source: profile .id

3.2.5.2 Home ownership

The distribution of mortgage loan repayments, as of the 2016 Census, is shown in Figure 21. As shown in this figure, mortgage repayments are generally in line with Greater Sydney, with the greatest deviation in mortgage repayments over \$2,600/month, identified as 'high mortgage repayments' by profile.id.

Examining the high mortgage repayment bracket, there is a reduced proportion of Strathfield household payment between \$2,600 and \$3,999/month than in Greater Sydney. However, there proportion of households with payments of \$4,000 or more is so much higher than there is a higher proportion of households in Strathfield paying high mortgage repayments.

Figure 21: Monthly housing loan repayments

Source: profile .id

Information regarding home purchase prices in Strathfield is provided by DCJ's Sales Report this report classifies purchases as Strata and Non-Strata, likely aligning to house and apartment prices. According to the December 2019 Quarter Sales Report, the median sales prices for a home in Strathfield was \$671,000, with the median non-strata price being \$2,070,000 and the median strata price being \$650,000.

The median home price dropped by 9.16 per cent from the previous year. Though the median sales price for non-strata homes increases by almost 19 per cent, and strata homes increased by 0.78 per cent. This likely means that there were fewer higher priced non-strata homes being sold and more lower priced strata homes being sold, resulting in an overall drop in the median price. This is a reverse from the annual change noted in the December 2018 Sales Report, which noted a reduction of 25.7 per cent for non-strata homes, and 5.9 per cent for strata homes.

An examination of monthly mortgage repayment quartile groups provides an opportunity to examine trends in mortgage repayments. The distribution for 2011 and 2016, compared to Greater Sydney is provided in Table 10.

Table 10: Housing loan quartiles

Loan repayment quartile group	2011			2016			Change
	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2011 to 2016
Lowest group	553	16.5	19.0	702	20.6	19.8	+149
Medium lowest	671	20.0	21.8	635	18.6	20.9	-36
Medium highest	981	29.2	27.3	912	26.7	27.1	-70
Highest group	1,153	34.3	31.8	1,164	34.1	32.2	+12
Total households with stated mortgage repayments	3,360	100.0	100.0	3,415	100.0	100.0	+55

Source: .idcommunity, Strathfield Community Profile (December 2019)

As shown in the table, mortgage repayments in Strathfield generally skew high, and to a larger degree than Greater Sydney. There has been an increase in the lowest group, being under \$1,263/month in 2016 following the trend in Greater Sydney.

3.2.5.3 Housing stress

Housing stress is defined using the NATSEM (National Centre for Social and Economic Modelling) model. Households are defined as being in stress if they fall within the lowest 40 per cent of equivalised income who are paying more than 30 per cent of their usual gross weekly income on mortgage or rent repayments.

Equivalised income is determined by the ABS using equivalence factors to remove the effect of household size and composition on income.

A household is defined as being under housing stress when it:

- Is in the bottom two quintiles (40 per cent) of equivalent disposable household income distribution (in the respective state or territory); and
- Has a housing cost (rent plus mortgage, minus rent assistance) that represents 30% or more of its disposal income (exclusive of rent assistance).²⁶

Of the 13,182 households in private dwellings, 1,857 or 14 per cent were in housing stress.

Figure 22 identifies the distribution of dominant dwelling type in areas of Strathfield (top left), general housing stress (top right), mortgage stress (bottom left) and rental housing stress (bottom right).

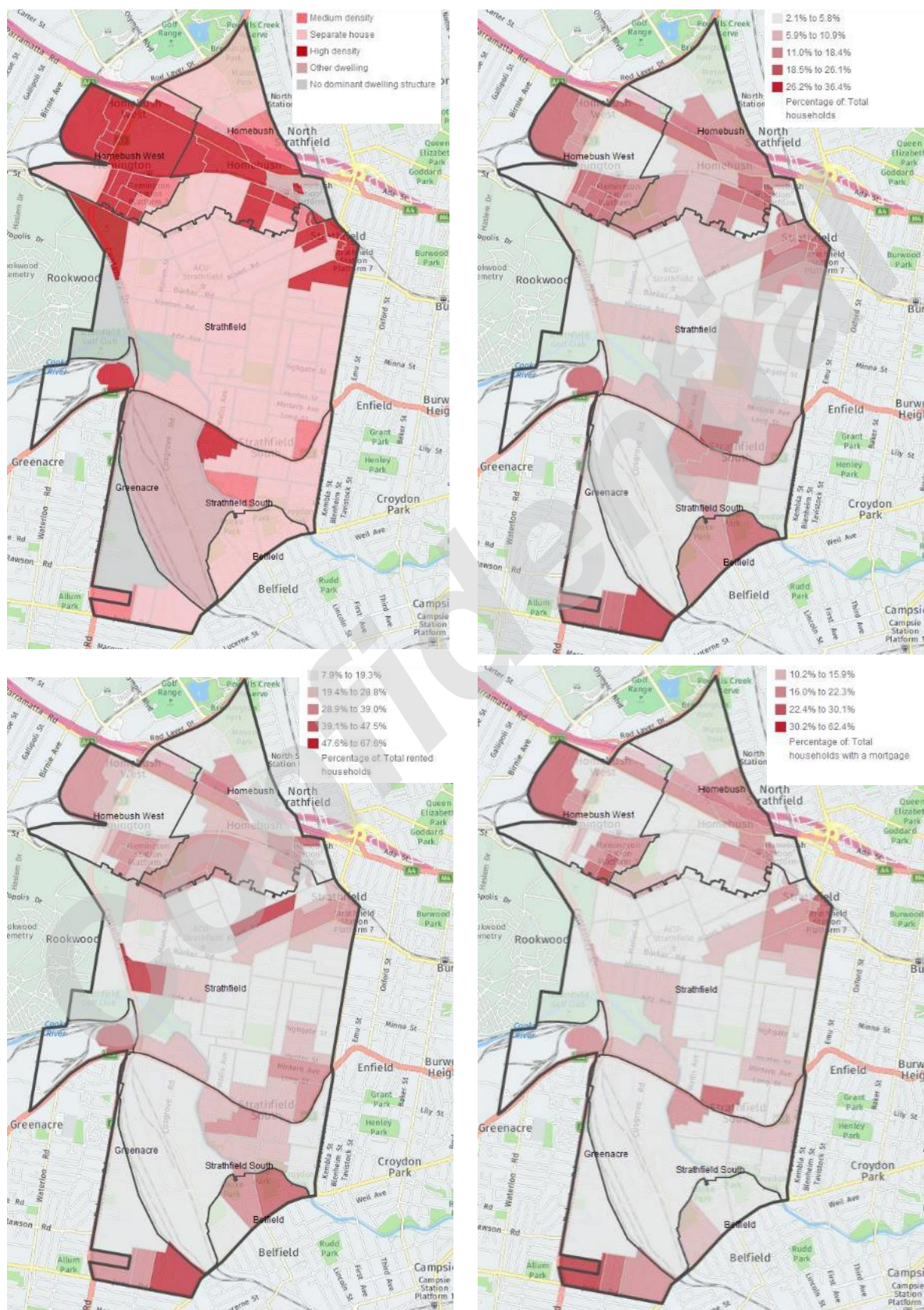
²⁶Housing stress today: estimates for statistical local areas in 2005, Phillips B, Chin S and Harding A

As shown in the figure, areas of housing stress include Greenacre, central Strathfield along Liverpool Street and the area around Strathfield and Homebush stations, with generally 20 per cent or more households under housing stress.

Of the 3,486 households with a mortgage, approximately 410, or 11.8 per cent are with mortgage stress. This is greater than the Greater Sydney average of 10.3 per cent. These areas generally align with areas expressing housing stress, but to a lesser proportion of households experiencing stress. Areas with mortgage stress generally correlate with areas where low density housing is dominant, though it is still experienced in areas with high density housing.

Of the 5,170 households with a rental tenure, approximately 1,361, or 26.3 per cent are with rental stress. This is approximately the same as the rate in Greater Sydney of 26.4 per cent. Areas with higher proportions of householding living with rental stress are most common in areas with many high density dwellings, along corridors and near train stations.

Figure 22: Distribution of dominant dwelling type, general housing stress, mortgage stress and rental housing stress in Strathfield



Source: .idcommunity, Strathfield Community Profile (December 2019)

3.2.6 Development pipeline

The development pipeline represents dwellings that have been approved but are not yet ready for occupation. Analysis of the development pipeline offers a view as to how many dwellings may be delivered in the short to medium term. It also serves as an indicator for how many development approvals are converted into delivered dwellings, as projects may be put on hold after approval.

The analysis below is based on a review of the following data sources:

- DPIE development approvals and completions database (July 2013 to November 2019)
- Cordell Connect project tracking database (Accessed March 2020)
- DPIE LEP Online database (Accessed March 2020).

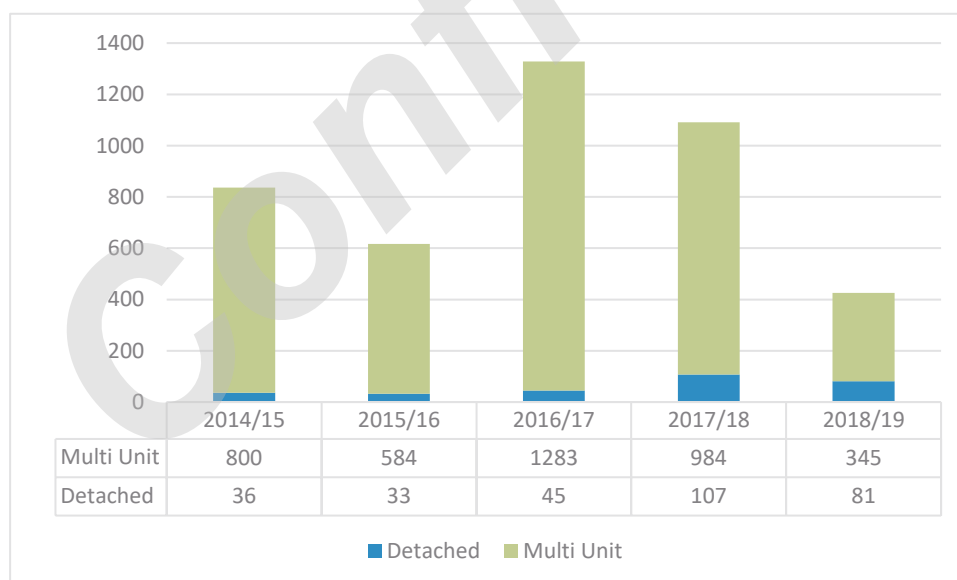
Each data source provides relevant information regarding trends in approvals and delivery of dwellings, and when compared, provide a likely indication of future dwelling delivery in the short term. As the analysis is based on applications that have already been approved, the timeframe is limited primarily to the 2016 to 2021 target timeframe.

3.2.6.1 Approvals

Development approval data has been sourced from the DPIE's Metropolitan Housing Monitor (Housing Monitor). The Housing Monitor provides month by month dwelling approvals data for each LGA, disaggregated by 'detached' and 'multi-unit' housing types. Development approvals data refers to development that has received final approval to construct, meaning that it has a construction certificate or a complying development certificate. Dwelling approval figures only consider total approved dwellings and do not discount dwellings lost through demolition, such as knock-down rebuilds.

Dwelling approvals for the last five full financial years are shown in Figure 23.

Figure 23: DPIE Housing Monitor Approvals July 2014 to June 2019



Source: <https://www.planning.nsw.gov.au/Research-and-Demography/Metropolitan-Housing-Monitors/Metropolitan-Housing-Monitor>, accessed May 18 2020

In total, 4,298 dwellings were issued with a form of construction approval between July 2014 and June 2019. Multi-unit dwellings (eg dwellings with more than one unit per lot) were the most dominant form of approved housing, with 3,996 dwellings approved which was 93 per cent of total dwelling approvals. Detached dwellings represent the remainder of approvals, with 302 dwellings, or 7 per cent of total dwellings. As the projects are

limited to construction-approved projects, they have a higher chance of delivery than applications that have been approved but have not progressed towards construction.

Given the largely developed nature of Strathfield LGA, it is likely that approvals for new dwellings would result in losses through demolition. This is particularly true for detached dwellings, which would likely be replacing an existing dwelling with a new dwelling. The construction approval information demonstrates that there is a continued base level demand for major renovations of detached dwellings, potentially to modernise or increase the size of existing stock.

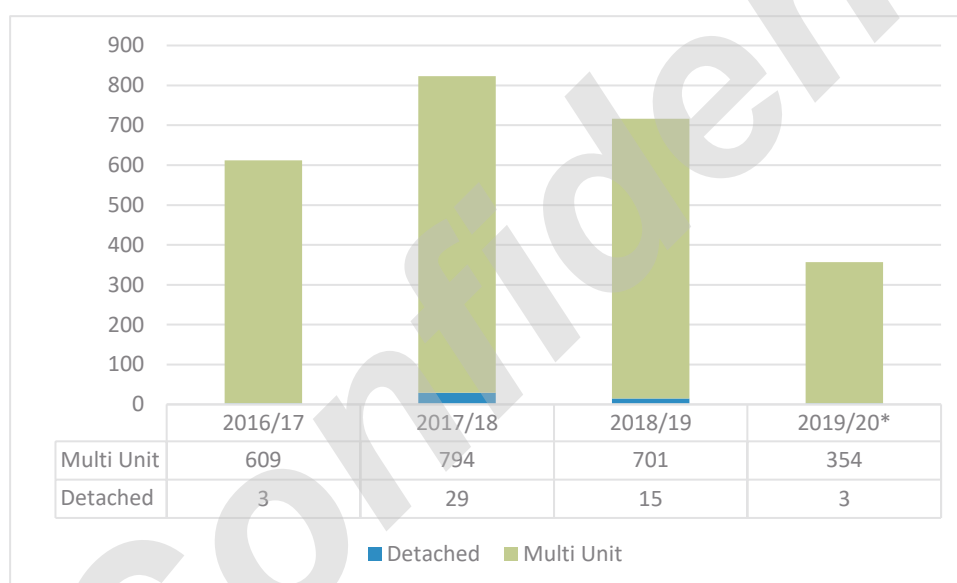
Information for the 2019/20 financial year shows that no multi-unit dwellings and 16 detached dwellings were issued with a form of construction approval.

3.2.6.2 Completions

The Housing Monitor provides month by month completions data for each LGA, distributed between 'Detached' and 'Multi-Unit' housing types. Dwelling completion data refers to net dwellings that have been completed and are ready to be occupied. This excludes demolished dwellings.

Dwelling completions for the July 2016 to December 2019 period are shown in Figure 24.

Figure 24: DPIE Housing Monitor Completions July 2016 to December 2020



Source: <https://www.planning.nsw.gov.au/Research-and-Demography/Metropolitan-Housing-Monitors/Metropolitan-Housing-Monitor>, accessed May 18 2020

In total, 2,508 dwellings were completed between July 2016 and December 2019. As with approved dwellings, multi-unit dwellings formed most of completions, accounting for 2,458 dwellings or 98 per cent of total completed dwellings. Detached dwellings provided the remainder, being 50 dwellings, or 2 per cent of total completed dwellings.

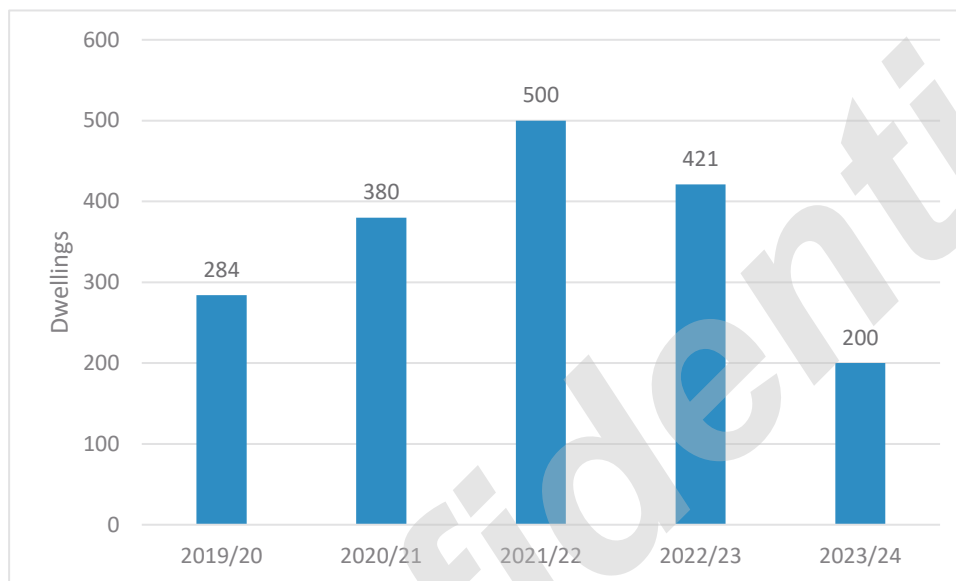
As shown in Figure 24, the 2019/20 financial year is on track to deliver approximately 700 dwellings, a similar amount of additional housing as the 2018/19 financial year. A review of the Housing Monitor has not indicated any consistent trend between time of year and dwelling delivery, with spikes in dwelling delivery likely attributed to delivery of individual projects. Looking to the future, dwelling approvals in recent years have shown a consistent decrease in construction-approved projects. This will likely result in a slowdown in dwelling delivery in the 2020/21 and 2021/22 financial years.

3.2.6.3 Ongoing projects

Cordell Connect databases have been referenced to validate the above findings. Cordell Connect tracks the progress of developments through the application, assessment and construction process.

The database provides useful information regarding larger projects that have received a development approval and have yet to be completed. This information likely overlaps with the DPIE dwelling approvals data, as it would include projects that have received a construction approval. However, it provides context for when developers anticipate their projects will be delivered. Information for active multi-unit and seniors living projects that have received a development approval, but not yet been delivered, is provided in Figure 25.

Figure 25: Cordell connect – active approved projects



Source: Cordell Connect, accessed 18 May 2020

Based on the review of the Cordell Connect data, it appears that potential dwellings from approved and active projects in Strathfield LGA are anticipated to be delivered within a two to three year window. Anticipated build times average at 18 months, and generally range from 12 to 24 months. Of the 1,785 dwellings with estimated completion dates, only 664 dwellings (37.2 per cent) are estimated to be delivered by June 2021. This suggests that while developments have been approved, the recent downturn in the housing market may be discouraging delivery of new dwellings. The change in market conditions is also reflected in the marked reduction in construction approvals for the 2018/19 and 2019/20 financial years.

3.2.6.4 Planning proposals

Planning proposals with potential to deliver housing which have been submitted for Gateway review since 2014 have been provided in Table 11. Progressing a planning proposal may represent intent to deliver housing in the medium term.

Table 11: Strathfield residential planning proposals 2014 to 2019

Title	PP Number	Review Commenced	Approximate dwellings	Status
Reclassification - 1 Loftus Crescent, Homebush	PP_2019_STRAT_001_00	27/03/2019	TBD (potential delivery of affordable housing)	Pre-Exhibition
7-23 and 25-33 Water Street, Strathfield South	PP_2018_STRAT_001_00	14/08/2018	361 apartments	Pre-Exhibition
Planning Proposal to amend Strathfield LEP 2012 to increase the height and floor space ratio development standards applying to 2-6 Pilgrim Avenue, 9 and 11-13 Albert Road, Strathfield (280 dwellings)	PP_2017_STRAT_004_01	11/09/2017	280 apartments	Post Exhibition
Planning Proposal to amend Strathfield LEP 2012 to increase the height and floor space ratio development standards applying to 17-35 Parramatta Road and 5 Powell Street, Homebush (127 dwellings, 0 jobs)	PP_2017_STRAT_003_01	28/06/2017	127 apartments	Approved by Minister or Delegate
Planning Proposal to amend the Strathfield Local Environmental Plan 2012 for 101-109 and 112-134 Parramatta Road, Homebush - Housekeeping Amendment (Amendment 10).	PP_2017_STRAT_002_00	26/06/2017	0	Approved by Minister or Delegate
Proposal to amend Zoning, FSR and Height controls under Strathfield LEP 2012 to increase development standards at 11-17 Columbia Lane, Homebush (approx. 382 Dwellings)	PP_2017_STRAT_001_01	21/04/2017	382 apartments	Approved by Minister or Delegate
Strathfield LEP 2012 - Remove local heritage item I175 'Federation house' at 3 Margaret Street, Strathfield from Schedule 5	PP_2014_STRAT_002_00	27/03/2014	Unknown (land serving as a school and zoned as R3 Medium Density residential)	Approved by Minister or Delegate
43 Mackenzie Street, Strathfield	PP_2014_STRAT_001_00	28/01/2014	Potential loss of 4 to 5 townhouses	Approved by Minister or Delegate

Note: Current as of 11 December 2019.

Source: <http://pgrtracking.planning.nsw.gov.au/index.php>

The planning proposals above are stated by applicants to allow for approximately 1,150 dwellings. This information is self-reported, and commonly represents development associated with a concept design. The eventual dwelling potential for each site is likely to be revised as plans evolve.

Approximately 509 dwellings are associated with completed planning proposals. A review of these sites on Nearmap in March 2020 suggests that demolition may have progressed on these sites, but it does not appear that construction has commenced, suggesting that the apartments could be delivered in the 2021 to 2026 period.

The remaining 641 dwellings associated with the planning proposals, if completed and result in successful development applications, could also be delivered during this period.

Rezoning review

The planning proposals listed above include three that progressed to Gateway via the rezoning review process between 2015 and 2017 and four further planning proposals that have undergone the rezoning review process since 2018 but have not been supported by the Eastern City Planning Panel to proceed to Gateway.

For two of the applications, the panel determined that the planning proposals had not demonstrated strategic merit, as while they were generally consistent with PRCUTS densities, those densities are contingent on a precinct-wide traffic study and model needed to be completed. Preliminary investigations indicated that existing infrastructure could not support the densities proposed by PRCUTS, with necessary road improvements and upgrades being required prior to urban renewal. It is possible that these sites may still progress once the traffic study and infrastructure planning for the precinct is resolved.

The other two applications did not demonstrate strategic merit due to excessive height and density or distance to centres. The future of these development proposals is not clear.

3.2.6.5 Timing of development pipeline delivery

Timing of delivery of development pipeline dwellings can roughly be estimated by analysing the trends identified in the sections above. The Cordell Connect data offers the best available source of information for understanding the lag between obtaining approval to construct and dwelling delivery. Assuming that dwellings take approximately two years deliver, the dwelling approval data from 2014/15 to 2018/19 would roughly translate into dwelling delivery between 2016/17 and 2020/21, the five year target timeframe. As explained above, this is approximately 4,000 multi-unit dwellings. Dwellings approved in 2019/20 and beyond would be delivered post July 2022.

Actual dwelling delivery is likely to be lower than that figure due to individual projects being delayed or abandoned. Based on a review of the delivery of additional dwellings between July 2016 and June 2019, it appears that dwelling delivery is approximately 75 to 80 per cent of what received construction approval.

As shown in the DPIE dwelling completion data, approximately 2,150 dwellings have been delivered between July 2016 and June 2019. Assuming a similar dwelling delivery rate in 2019/20 and 2020/21, a total of approximately 3,200 dwellings would be delivered between 2016/17 and 2020/21. This would reflect the delivery of a further 700 dwellings from January 2019 to June 2021, which generally aligns with the reduction in both construction approvals and dwelling delivery in recent years.

The post June 2021 development pipeline can be interpreted based on 2019/20 approvals, Cordell Connect estimated completion dates and the planning proposal pipeline:

- Construction approvals: 16 dwellings
- Cordell Connect post June 2021 completions: 1,121 dwellings
- Planning proposals: 1,150 dwellings.

The maximum post June 2021 pipeline of 2,287 dwellings only represents the theoretical maximum delivery of known applications. Actual delivery is likely to be lower for the reasons listed above, such as projects being abandoned, planning proposals not being successful or estimated dwelling density not being achievable. However, the figure offers an estimate for developer intent in the medium term.

3.3 Housing demand

3.3.1 Projected housing needs

Population and dwelling projections

The Strathfield estimated residential population in 2016 (which is separate from the 2016 Census's place of usual residence) was 42,415 people, living in 14,472 dwellings, with an average household size of 2.91 people.²⁷ Since that time, the estimated resident population rose to 46,926 people (June 30 2019), an increase of 4,511 people. This represents an increase of 10.5 per cent over three years.

This section examines the population of Strathfield as projected to increase to 2036.

NSW and regional context

Population projections have been prepared by DPIE based on the Australian Bureau of Statistics (ABS) Australian Statistical Geography Standard 2019 approximation of LGAs in Australia as of 30 June 2019. This follows a previous 2016 release, which forms the basis of District Plan 0-5 year estimates. Both the 2016 and 2019 releases are provided below, due to the policy context of the 2016 release and the recency of the 2019 release.

Projections are extrapolated into the future based on historical trends and attributing State-wide growth down to the local level, taking into consideration planned urban growth at the time of preparation. Table 12 and Table 13 identifies the projected 2016 and 2036 populations and dwellings for NSW, Greater Sydney and the Strathfield LGA.

Table 12: Projected population and dwellings in NSW, Greater Sydney and Strathfield to 2036 (2019 release)

	2016		2036	
	Projected population	Projected dwellings	Projected population	Projected dwellings
New South Wales	7,732,858	3,200,831	10,077,964	4,286,735
Greater Sydney	4,688,255	1,794,231	6,661,720	2,624,925
Strathfield LGA	42,415	15,574	80,729	30,805

Source: NSW DPIE, 2019

Table 13: Projected population and dwellings in NSW to 2036 (2016 release)

	2016		2036	
	Projected population	Projected dwellings	Projected population	Projected dwellings
New South Wales	7,748,000	3,284,700	9,925,550	4,269,650
Greater Sydney	4,681,950	1,844,750	6,421,850	2,569,900
Strathfield LGA	41,250	15,300	64,900	24,600

Source: NSW DPIE, 2016

²⁷ idcommunity, Strathfield Community Profile (December 2019)

3.3.1.1 Local context

Table 14 and Table 15 describes the projected population, dwellings and household sizes in five-year increments for the Strathfield LGA.

Table 14: Projected population and dwellings in Strathfield to 2036 (2019 release)

Year	2016	2021	2026	2031	2036	Total change
Population	42,415	54,415	64,077	71,845	80,729	38,314
Household size	2.88	2.83	2.81	2.79	2.76	-0.12
Households	14,588	19,006	22,588	25,473	28,855	14,267
Dwellings	15,574	20,291	24,115	27,195	30,805	15,231
Change		2016-2021	2021-26	2026-31	2031-36	Total
Total population change		12,000	9,662	7,768	8,884	38,314
Compound annual population growth rate (%)		5.1%	3.3%	2.3%	2.3%	3.3%
Total household change		4,418	3,582	2,885	3,382	14,267
Compound annual household growth (%)		5.4%	3.5%	2.4%	2.5%	3.4%

Source: NSW DPIE, 2019

According to the most recent population projections, the Strathfield LGA population is anticipated to increase by 38,314 people, an increase of 90.3 per cent by 2036. During this time the average household size is expected to decrease from 2.88 persons per household to 2.76. The effect of this is that more dwellings are required to house the population with a total of 15,231 dwellings expected during the period, an increase of 97.8 per cent.

Table 15: Projected population, household and dwellings in Strathfield to 2036 (2016 release)

Year	2016	2021	2026	2031	2036	Total change
Population	41,250	50,400	55,900	60,200	64,900	23,650
Household size	2.77	2.77	2.76	2.74	2.71	-0.0600
Households	14,650	17,950	20,000	21,650	23,550	8,900
Dwellings	15,300	18,750	20,900	22,600	24,600	9,300
Change		2016-2021	2021-26	2026-31	2031-36	Total
Total population change		9,150	5,500	4,300	4,700	23,650
Compound annual population growth rate (%)		4.1%	2.1%	1.5%	1.5%	2.2%
Total household change		3,300	2,050	1,650	1,900	8,900
Compound annual household growth (%)		4.2%	2.1%	1.6%	1.7%	2.4%

Source: NSW DPIE, 2016

According to the 2016 projections, between 2016 and 2036, the Strathfield population is anticipated to increase by 23,650 people, an increase of 57.3 per cent, or 2.2 per cent increase per annum. During this time the average household size is expected to decrease from 2.77 persons per household to 2.71. The effect of this is that more dwellings are required to house the population with a total of 9,300 dwellings expected during the period, an increase of 60.8 per cent.

3.3.1.2 Projected characteristics

This section details the personal characteristics of the projected population with particular focus on age and household structure.

Population projections are provided for age groupings, summarised in Table 16 and Table 17.

Table 16: Projected population by age group (2019 release)

Age group	2016	2021	2026	2031	2036	Change	Change
0-4	2,511	3,090	4,144	4,669	4,834	2,323	93%
5-9	2,084	2,802	3,313	4,058	4,561	2,477	119%
10-19	4,570	5,173	6,284	7,221	8,410	3,840	84%
20-44	19,563	27,168	31,060	32,775	35,089	15,526	79%
45-64	8,859	10,305	11,991	14,265	17,316	8,457	95%
65-84	4,068	4,973	6,220	7,557	8,792	4,724	116%
85+	760	904	1,065	1,302	1,729	969	128%

Source: NSW DPIE, 2019

Table 17: Projected population by age group (2016 release)

Age group	2016	2021	2026	2031	2036	Change	Change
0-4	2,350	2,900	3,350	3,400	3,450	1,100	47%
5-9	2,250	2,900	3,200	3,500	3,650	1,400	62%
10-19	4,700	5,800	6,750	7,350	7,900	3,200	68%
20-44	17,600	21,800	22,950	23,300	24,300	6,700	38%
45-64	9,150	10,800	12,250	13,850	15,500	6,350	69%
65-84	4,300	5,300	6,350	7,250	8,200	3,900	91%
85+	800	1,000	1,200	1,450	1,850	1,050	131%

Source: NSW DPIE, 2016

Household projections are provided by household type, summarised in Table 18 and Table 19.

Table 18: Projected household structure (2019 Release)

Household type	2016	2021	2026	2031	2036	Change	Change
Couple only	2,932	4,007	4,669	5,085	5,673	2,741	94%
Couple with children	5,493	7,007	8,529	9,793	11,057	5,563	101%
Single parent	1,427	1,763	2,159	2,565	3,007	1,580	111%
Multiple and other family households	803	1,029	1,167	1,274	1,408	606	75%
Total family households	10,655	13,807	16,524	18,718	21,145	10,490	98%
Lone person	2,544	3,332	4,017	4,626	5,379	2,835	111%
Group	1,389	1,868	2,047	2,128	2,331	942	68%
Total non-family households	3,933	5,200	6,063	6,755	7,710	3,777	96%
Total	14,588	19,006	22,588	25,473	28,855	14,267	98%

Source: NSW DPIE, 2019

Table 19: Projected household structure (2016 Release)

Household type	2016	2021	2026	2031	2036	Change	Change
Couple only	3,050	3,650	4,000	4,300	4,700	1,650	54%
Couple with children	5,800	7,200	8,050	8,650	9,200	3,400	59%
Single parent	1,600	2,000	2,300	2,550	2,800	1,200	75%
Other family households	350	400	400	450	450	100	29%
Multiple-family households	400	450	500	550	600	200	50%
Total family households	11,200	13,700	15,300	16,450	17,750	6,550	58%
Lone person	2,650	3,250	3,700	4,100	4,650	2,000	75%
Group	850	950	1,000	1,050	1,100	250	29%
Total non-family households	3,500	4,200	4,700	5,150	5,750	2,250	64%
Total	14,650	17,950	20,000	21,650	23,550	8,900	61%

Source: NSW DPIE, 2016

3.3.1.3 Projected dwelling types

HillPDA has examined housing delivery trends in the Strathfield LGA, using 2006, 2011 and 2016 Census data. The analysis of trends has been used to inform inputs and assumptions used in the HillPDA Housing Propensity Model to project demand for housing the LGA.

Approach

The HillPDA Housing Propensity Model projects housing demand by dwelling type. The projections are based on characteristics of occupied dwellings and the resident households to determine the proportional increase in dwelling types over time.

- Step 1 Exclude other households and dwelling structure not stated from count of occupied dwellings by household composition
- Step 2 Convert occupied dwellings by family composition to proportion of total dwelling stock
- Step 3 Calculate the annual proportional change between 2006 and 2016
- Step 4 Apply this annual change to the 2016 census proportion (2016-2036)
- Step 5 Apply these forecast proportion to the corresponding dwelling projection year.

The most recent DPIE population projections prepared by DPIE have been used as a base for calculating projected dwelling demand to 2036. For the purposes of brevity, the Census category of 'Semidetached, row or terrace house, townhouse etc.' has been abbreviated to 'Attached house' and 'Flat, Unit or Apartment' has been abbreviated to 'Apartment.'

Historic trends

Trends in dwelling type for different household types are examined below in Table 20 and Table 21. It should be noted that the type of housing that a household chooses will in part be influenced by the type of housing that is available and other factors such as costs and proximity to work and services.

Table 20: Change in dwelling type by household type, 2006 to 2016

Household Type	Separate house	Attached house	Apartment	Other dwelling	Total
Couple only	102	30	719	14	865
Couple with children	-63	257	502	31	727
Single parent	24	117	29	8	177
Other family households	-7	17	25	6	42
Lone person	-138	97	294	20	273
Group	17	51	298	26	391
Total	-65	569	1,866	105	2,475

Source: ABS 2006, 2011 and 2016 Censuses

As shown in Table 20, there has been a slight net loss in separate houses, while there has been an increase in medium density and apartment dwellings between 2006 and 2016. This is anticipated in a developed area such as Strathfield, where existing lower density housing stock is redeveloped opportunistically to attached style dwellings or to apartments as part of larger planning initiatives. The loss in separate houses is shown to have impacted couple with children and lone person households the most, with those communities represented in attached and apartment housing.

Table 21: Proportional change in dwelling type by household type, 2006 to 2016

Household Type	Separate house	Attached house	Apartment	Other dwelling
Couple only	-1.3%	0.0%	3.8%	0.1%
Couple with children	-5.7%	1.9%	1.2%	0.2%
Single parent	-0.9%	0.8%	-0.7%	0.1%
Other family households	-0.2%	0.1%	-0.1%	0.0%
Lone person	-2.4%	0.6%	0.3%	0.1%
Group	-0.1%	0.4%	1.4%	0.2%
Total	-10.6%	3.9%	6.0%	0.7%

The proportional change in dwellings between 2006 and 2016 is examined in Table 21. Instead of looking at the increase or decrease in the number of certain types of dwellings, this provides an insight into how the overall dwelling landscape is changing over time. As shown in the table, while there was a minor net loss in separate houses, the strong growth in apartment development reflects a larger decrease in the overall distribution of the housing type in Strathfield.

Projected demand for dwelling types

Applying the trend in dwelling mix to the projected dwellings reveals that there is likely to be a significant change in the dwelling mix in the LGA in the future. This change is shown in Figure 26, Figure 27 and Table 22. As shown in the projections, demand for apartments is expected to continue drive dwelling growth into the future. By 2021, apartments are expected to form the majority of dwellings in Strathfield. Demand for attached dwellings is also expected to increase, but to a lesser extent. Apartments set to become the most common type of accommodation in the LGA by 2021.

It is noted that an increase in separate houses is expected to 2026. This may take the form of medium density housing types such as secondary dwellings, small lot housing or villa development. It is unlikely that additional traditional separate houses would be available.

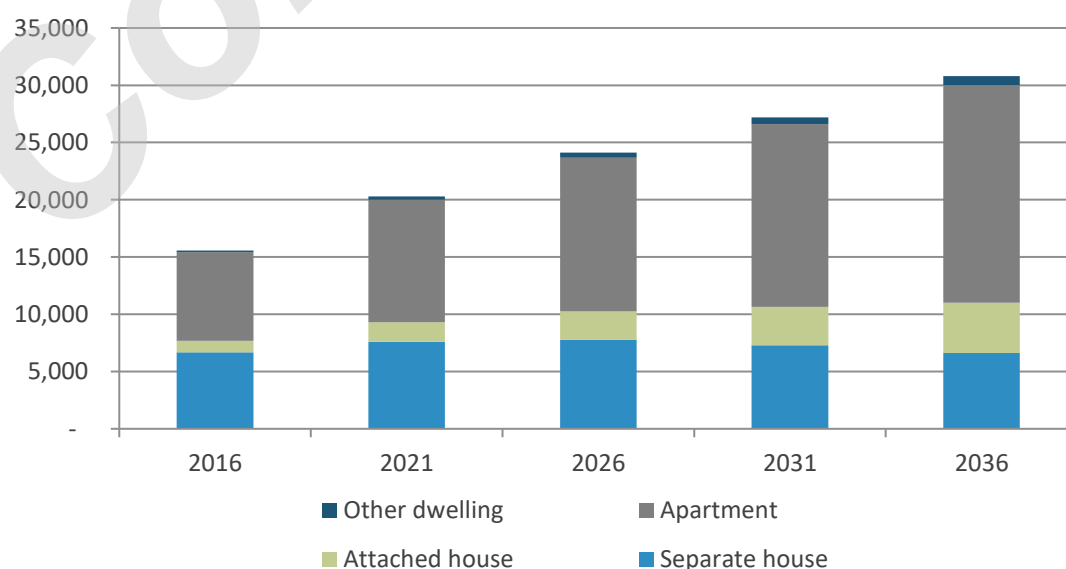
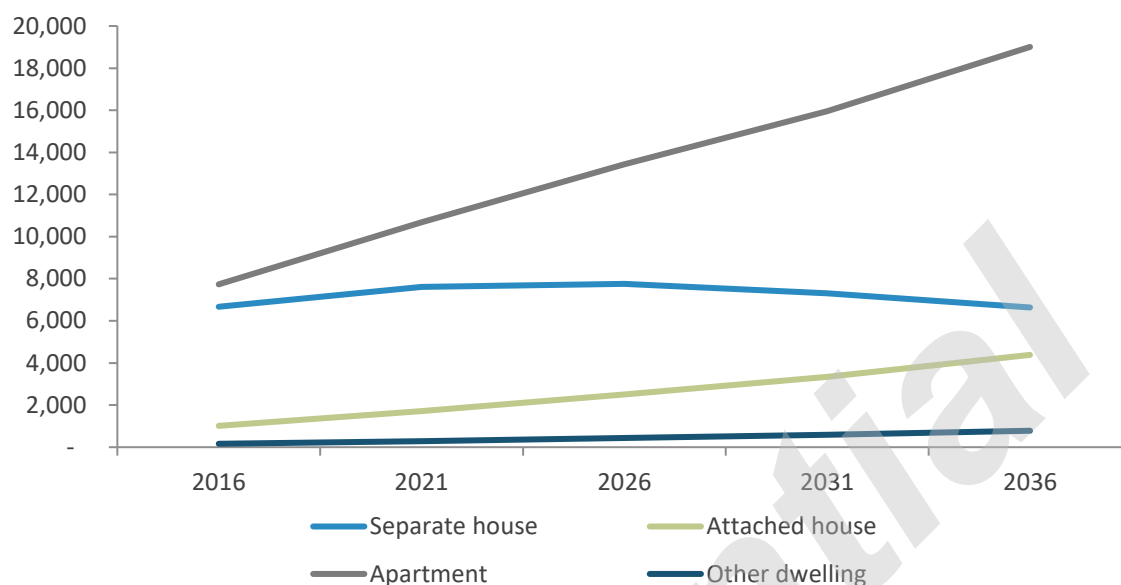
Figure 26: Projected dwelling mix in Strathfield LGA 2016-2036

Figure 27: Projected new dwellings in Strathfield LGA, 2016-2036)



Source: HillPDA

Table 22: Dwelling demand projections, by year, by housing type

	Separate house	Medium density	Apartment	Other dwelling	Total
2016	6,664	1,013	7,734	162	15,574
2021	7,604	1,711	10,688	287	20,291
2026	7,756	2,499	13,428	432	24,115
2031	7,302	3,343	15,962	588	27,195
2036	6,634	4,382	19,008	782	30,805

Source: HillPDA

3.3.2 Housing for households with special needs

3.3.2.1 Social housing

Social housing is rental housing provided by a variety of not-for-profit and government organisations. It is intended to assist households on low and very low incomes secure affordable housing. Social housing includes a mix of public housing (managed by Department of Communities and Justice (DCJ)), community housing (managed by community housing providers) and Aboriginal housing (managed by DCJ and community housing providers).

The Strathfield LGA is within the CS07 Inner West allocation zone. As of 30 June 2019, the waiting list for the allocation zone contained:

- 1,155 general applications
- 261 priority applications.

The expected waiting time for all property types (studio/1, 2, 3 and 4+ bedrooms) was over 10 years.

The social housing stock in the Sydney District as of 30 June 2019 is shown in Table 23. In total, there are 16,580 social housing dwellings, the bulk of which are public housing (12,874 dwellings) and community housing (3,475 dwellings). Information is not publicly available for the Strathfield LGA and the share of social housing options in the Strathfield LGA. However, it is clear that there is a shortage of social housing options in the overall district.

Table 23: Sydney District social housing stock, 2019

Housing type	Studio/ 1 bedroom	2 bedroom	3 bedroom	4+ bedroom	Total
Public housing	4,150	6,052	2,231	441	12,874
Aboriginal Housing Office	7	42	154	28	231
Community Housing	1,604	1,244	436	191	3,475
Total	5,761	7,338	2,821	660	16,580

Source: DCJ 2019

3.3.2.2 Adaptable housing for seniors or people with a disability

For the purposes of housing, the primary planning controls for seniors and people with a disability are contained within *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

The SEPP identifies seniors as people who are either:

- Aged 55 or more years
- Resident at a facility at which residential care is provided
- Assessed as being eligible to occupy housing for aged persons provide by a social housing provider.

The SEPP defines people with a disability people of any age who have, either permanently or for an extended period, one or more impairments, limitations or activity restrictions that substantially affect their capacity to participate in everyday life.

In 2016, the population aged 60 or more years was approximately 6,381 people, or 16 per cent of the Strathfield population. This is an increase of approximately 667 people from 2011, or approximately 12 per cent, in line with the overall population increase.²⁸ In 2016, 1,679 people, or 4 per cent of the Strathfield population identified as having a disability, with 1,281 people being aged 60 or more years. It is noted that the wording of the Census response is derived from assistance-based questions and does not align completely with capacity-based wording of the SEPP. As such, it may underrepresent the population for the purposes of the SEPP.

While the SEPP includes controls that are primarily for purpose-built facilities for seniors and people with a disability, there are opportunities to adapt the design of housing overall to support these populations. The *Liveable Housing Design Guidelines* (Liveable Housing Australia, 2017) is cited by the *Apartment Design Guidelines* as including design features that promote flexible housing for all community members. The most basic 'silver' design features include:

- Step-free and even pathways to entry doors
- Step-free and sheltered entries
- Suitably wide internal doorways and corridors
- Clear areas around toilets with potential to install grabrails in the future
- Slip resistant and hobless showers with the potential to install grabrails in the future
- Installation of handrails at stairways.

The guidelines also include 'gold' and 'platinum' features for other dwelling areas.

The guidelines, while designed to accommodate households including seniors or people with a disability incorporating the *Liveable Housing Design Guidelines* into housing overall would benefit the community in

²⁸ ABS, Census of Population and Housing, 2016, Table Builder (December 2019)

general. They would have the potential to reduce injuries, support aging in place and support residents with temporary injuries.

3.3.2.3 Homelessness

Homelessness in Australia is recorded by the ABS's *Census of Population and Housing: Estimating Homelessness* (cat 2049.0). It considers several elements of 'home' such as security, stability, privacy, safety or control. Homelessness is considered a lack of one or more of these elements, with the specific ABS definition being:

When a person does not have suitable accommodation alternatives, they are considered homeless if their current living arrangement:

- *is in a dwelling that is inadequate; or*
- *has no tenure, or if their initial tenure is short and not extendable; or*
- *does not allow them to have control of, and access to space for social relations.*

The ABS has estimated Strathfield's 2011 and 2016 homeless population to be 155 and 406 persons, respectively.

Due to the structure of Census data, detailed comparison information is provided at the SA3 level, comprising the combined Strathfield-Burwood-Ashfield SA3 area. Information is provided for different types of homelessness, generally distributed between 'homeless operational groups' and 'other marginal housing.'

The 2011 and 2016 homeless operational group for the SA3 was estimated to be 1,430 and 1,427 persons, respectively. The 2011 and 2016 population in other marginal housing was estimated to be 909 and 907 persons, respectively.

Detailed information regarding the types of homelessness during this period is provided in Table 24.

Table 24: Homeless population in Strathfield-Burwood-Ashfield SA3 at 2016 Census (SA3)

Type of homelessness	2011		2016	
	Count*	Proportion	Count	Proportion
Persons living in improvised dwellings, tents, or sleeping out	NFP	NA	9	0.4%
Persons in supported accommodation for the homeless	188	8.0%	188	8.1%
Persons staying temporarily with other households	NFP		60	2.6%
Persons living in boarding houses	786	33.6%	790	33.9%
Persons in other temporary lodgings	9	0.4%	8	0.3%
Persons living in severely crowded dwellings	373	16.0%	376	16.1%
Homeless operational group	1,430	61.1%	1,427	61.1%
Persons living in other crowded dwellings	909	38.9%	907	38.9%
Persons in other improvised dwellings	NFP	NA	0	0.0%
Persons who are marginally housed in caravan parks	0	0.0%	0	0.0%
Other marginal housing	909	38.9%	907	38.9%
Total estimated homeless population	2,339	100%	2,334	100%

*2011 information for small population groups is hidden as 'not for publication,' but included in sub-categories

Source: ABS publication 2049.0: Census Population and Housing: Estimated homelessness, 2011 and 2016

The bulk of the 2011 and 2016 Strathfield population in homeless operational groups reside in boarding houses (approximately 34 per cent of the total estimated homeless population), with the next most common category being severely crowded dwellings (i.e. requiring an additional four or more bedrooms, as defined in Section 3.2.3). The remaining homeless operational group populations generally lived in supported accommodation, or temporarily staying with other households (eg couch-surfing). In 2016, less than 1 per cent lived in improvised dwellings or other forms of temporary lodging.

3.3.2.4 Emergency accommodation

Emergency accommodation is a form of short-term housing for people that have experienced or are experiencing a crisis that is presenting a harmful environment. Crisis accommodation provides relief for people that have experienced domestic violence, child or elder abuse, mental health issues, homelessness, or other issues that require immediate support. Access to crisis to accommodation can be sought via Link2Home, a NSW based information and referral telephone service, that is available 24 hours a day, every day of the year. Facilities are commonly operated by housing providers, in partnership with DCJ.

Specific details regarding crisis accommodation are commonly confidential, with limited or no signage indicating the use. This is to mitigate the potential safety risks to occupants, related to their emergency. As such, dwellings may look similar to boarding housing or multi dwelling housing.

3.4 Planning review

3.4.1 Overview of opportunities and constraints

The land use opportunities and constraints of existing Strathfield LGA landscape, streetscape and infrastructure are shown in Figure 28. These opportunities and constraints have been informed based on a desktop review of infrastructure assets, feedback from community consultation and site visits.

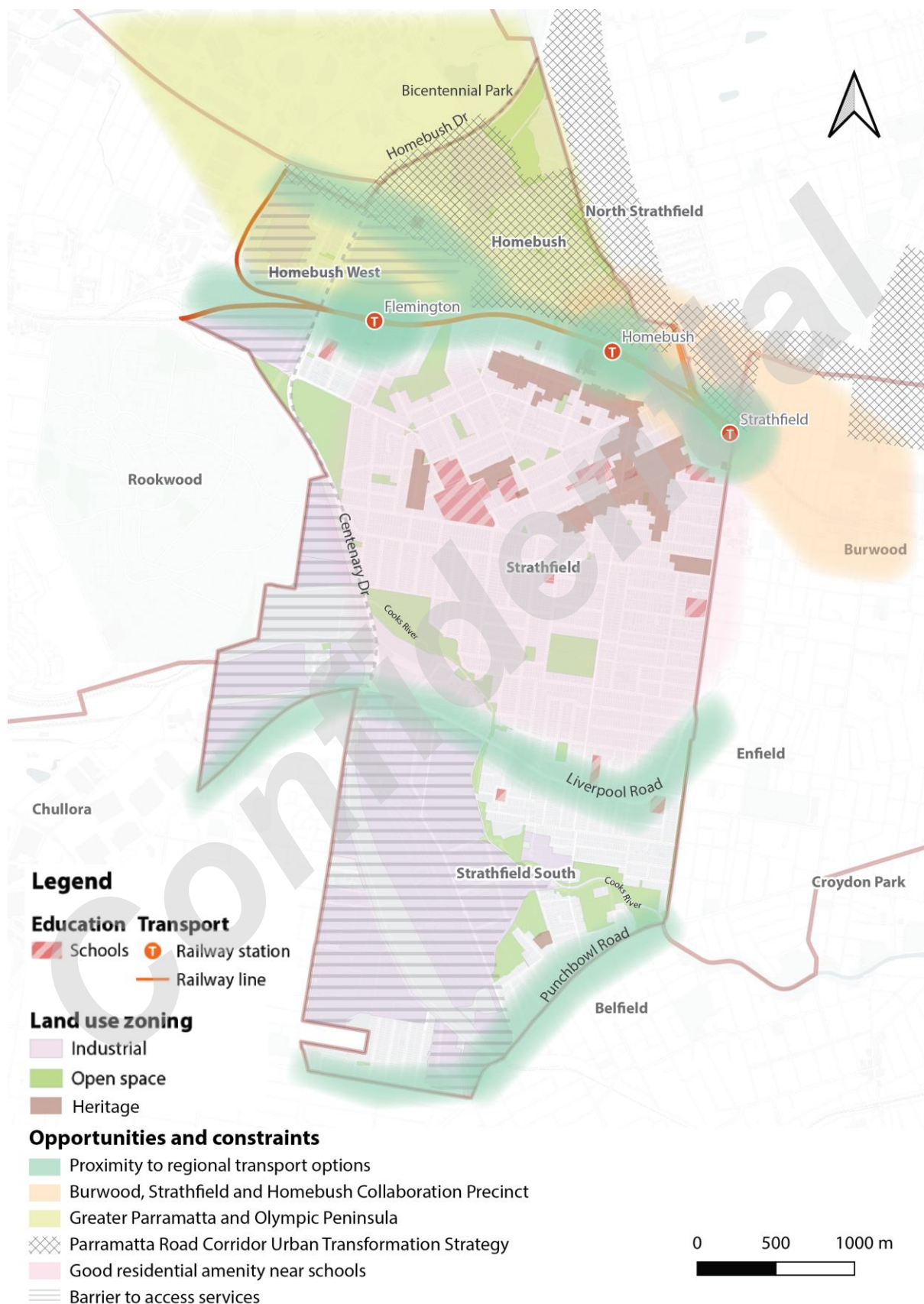
The key opportunities considered in this Strategy are:

- The high value of local character and heritage value identified by the Strathfield community
- Extensive planning work that has already gone into large areas in the north of the LGA, being PRCUTS, GOP and the Burwood, Strathfield and Homebush Collaborative Precinct
- The potential for transport oriented development along rail and road corridors, where compatible with desired character
- The potential for high density and mixed use development can offset missing community infrastructure services such as indoor recreation spaces
- Where medium density development can provide lower scale housing diversity and respond to the needs of current and future residents
- Increased connectivity with parks and green spaces
- Encourage sustainable building materials and approaches through new development.

The key constraints to be considered in this Strategy are:

- Delays in the finalisation and delivery of planning work for PRCUTS, GOP and the Burwood, Strathfield and Homebush Collaborative Precinct
- Fragmentation and barriers to permeability such as major road and rail infrastructure
- Known flooding issues in existing centres
- Strategically important employment precincts and the need to protect them in the long term from residential encroachment
- Land use conflict risks at the boundary of residential and industrial areas
- Limited development potential of areas currently zoned for medium and high density housing
- Weak north/south private, public and active transport linkages
- Vocal stakeholders that view high density development as a threat to community character.

Figure 28: Land Use Opportunities and Constraints



3.4.2 Housing typology review

As discussed in Section 2.3, the Strathfield planning regime for residential accommodation is primarily set out in the SLEP 2012 and DCP 2005, the relevant local environmental plan and development control plan. Specific permitted uses and built form restrictions are outlined in SLEP 2012, while DCP 2005 provides additional guidance regarding siting, access, aesthetics, amenity and environmental management.

This section reviews the controls as outlined in these instruments, as they relate to the delivery of key housing typologies throughout Strathfield LGA.



3.4.2.1 Dwelling houses



Dwelling house



Definition:

A building that contains only one dwelling

Typical LEP controls:

- Minimum lot size:
 - R2: 560 sqm
 - R3: 1000 sqm
- Floor space ratio:
 - R2: 0.5 to 0.65:1
 - R3: 0.65 to 1.45:1
- Maximum height:
 - R2: 9.5 m
 - R3: 9.5 to 14 m

Permissible zones:

R2 Low Density Residential
R3 Medium Density Residential

Typical DCP controls

(Part A Dwelling Houses and Ancillary Structures):

- Building envelopes
 - Maximum height of 9.5 m, or 7.8 m for flat roofed dwellings
 - Maximum of two storeys
- Dwelling setbacks:
 - Primary street setback: 9 m
 - Side setback: Combined 20% of lot width
 - Rear setback: 6 m
- Minimum landscaped area between 35 and 45 per cent of lot
 - 50 per cent of front yard as deep soil soft landscaping
 - Minimum one canopy tree in rear yard
- Minimum two car parking spaces on lots wider than 15 m)
- Dwelling design is to be similar to existing elements in the neighbourhood (eg roofs, porches, verandas, materials, window designs and location/proportion of windows and doors)
- Detailed design controls for visual privacy, solar access, sustainable design and environmental management.

Strengths

- Permissible in zones where low density housing types are reasonable
- Streetscape and design controls help preserve local character
- Landscaping controls promote long term canopy preservation and expansion
- Sustainability controls complement BASIX and may assist in securing long term outcomes

Issues and observations

- Reliance on DCP to establish maximum height in R3 Medium Density Residential zone
- Character preserving design controls may stifle innovation in design and construction
- Two-car park minimum may increase bulk and scale of low density housing forms
- Controls represent housing outcomes associated with central Strathfield, but may not reflect design characteristics of southern areas

3.4.2.2 Secondary dwellings



Secondary dwellings



Definition:

A self-contained dwelling that is within, attached or on the same lot as another 'principal dwelling'

Typical LEP controls:

- Maximum size: 60 sqm or 20 per cent of principal dwelling
- Further controls in ARH SEPP

Permissible zones:

R2 Low density residential
R3 Medium density residential

Typical DCP controls

(Part A Dwelling Houses and Ancillary Structures):

- Setbacks:
 - Front: 9 m
 - Secondary: 3 m
 - Side: 1.5 m
 - Rear: 3m
- Design is to be in keeping with established character
- Private open space of at least 12 m

Environmental and amenity controls consistent with Dwelling houses

Strengths

- Increased maximum size (20 per cent of principal dwelling, vs the 10 per cent maximum in ARH SEPP) recognises the potential for larger secondary dwellings in the LGA

Issues and observations

- Additional control may provide guidance regarding maintaining principal dwelling DCP compliance
- Opportunity to provide guidance regarding the sharing of open space and facilities with principal dwelling.

3.4.2.3 Dual occupancies and semidetached dwellings



Dual occupancy and Semi detached



Definition:

Dual occupancy (attached): Two dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling

Dual occupancy (detached): Two detached dwellings on one lot of land but does not include a secondary dwelling

Semidetached dwelling: a dwelling that is on its own lot of land and is attached to only one other dwelling

Typical LEP controls:

- Minimum development lot size: 560 m
- Minimum subdivision size: 1,000 m
- Maximum height: 9.5 to 14 m
- Typical FSR of 0.65:1 and above

Permissible zones:

- R3 Medium Density Residential
- R4 High Density Residential

Typical DCP controls

(Part B Dual Occupancy Housing):

- Setbacks:
 - Front: 9 m, unless street character is smaller
 - Side: 1.5 m
 - Secondary Street/Rear: 3 m
- Maximum FSR of 0.5:1
- Building envelope controls for upper levels
- Minimum landscaped/open space of 40 per cent of site area, with a minimum of 40 sqm per dwelling of private open space
- Minimum one car park for each dwelling under 150 sqm GFA, and two car parks for each dwelling over 150 sqm GFA
- Detailed design controls for visual privacy, solar access, sustainable design and environmental management.

Strengths

- Typology allows for development that appears to be a single larger dwelling, but with moderately increased density
- Building envelope controls potentially reduce bulk and scale
- Existing dual occupancies in Greenacre present well and represent contemporary design outcomes

Issues and observations

- Potential inconsistency in DCP and LEP controls
- DCP controls are more restrictive than Dwelling houses in the same zone
- Combination of controls would likely require four car parking space per dual occupancy
- LEP controls may not allow for creation of new lots suitable in size for dual occupancies
- Very limited opportunities to build in current R3 Medium Density Residential zoned land
- Housing is generally not appropriate for R4 High Density Residential

3.4.2.4 Attached dwellings



Attached dwellings



Definition:

A building containing three or more dwellings, where each dwelling is attached to another dwelling by a common wall, each of the dwellings is on its own lot of land, and none of the dwellings is located above any part of another dwelling.

Typical LEP controls:

- Minimum lot size:
 - R2: 560 sqm
 - R3: 1000 sqm
- Floor space ratio:
 - R2: 0.5 to 0.65:1
 - R3: 0.65 to 1.45:1
- Maximum height:
 - R2: 9.5 m
 - R3: 9.5 to 14 m

Permissible zones:

- R2 Low Density Residential
- R3 Medium Density Residential

Typical DCP controls

(Part C Multiple Unit Housing):

- Setbacks:
 - Front: 9 m, unless street character is smaller
 - Other setbacks set by building envelope
- Set minimum GFA per number of bedrooms
- Materials and colours are to be similar to existing elements of with non-traditional building materials discouraged
- Minimum landscaped/open space of 40 per cent of site area, with a minimum of 40 sqm per dwelling of private open space
- Minimum private open space of at least 40 sqm per dwelling with common area of at least 100 sqm
- Between one and two car parks required per dwelling, with one visitor car park for every five dwellings
- Detailed design controls for amenity, massing, visual privacy, solar access, sustainable design and environmental management.

Strengths

- DCP generally support medium density dwellings, with clear intent for design outcomes
- Permissibility in R2 Low Density Residential may expand development in the longer term

Issues and observations

- Very few R3 Medium Density lots that have not been developed as residential flat buildings
- Application of building envelope controls for common wall dwellings on separate lots is unclear, and may constrain development outcomes
- LEP controls for height and FSR may assist in communicating design vision and clarify where the use is favourable over residential flat buildings
- Character preserving design controls may stifle innovation in design and construction
- Car parking requirements, particularly two car parks and visitor parking requirements may limit development without underground parking.

3.4.2.5 Multi dwelling housing



Multi dwelling housing



Definition:

Three or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Typical LEP controls:

- Minimum development lot size: 1,000 m
- Minimum subdivision size: 1,000 m
- Typical maximum height: 9.5 m and above
- Typical FSR of 0.65:1 and above

Permissible zones:

R3 Medium Density Residential
B4 Mixed use

Typical DCP controls

(Part C Multiple Unit Housing):

- Same controls as attached dwellings.

Strengths

- Multi dwelling housing provides a medium density housing outcome that is appropriate for larger sites
- Examples in Strathfield generally 'fill the gap' where Dwelling houses would not be achievable.

Issues and observations

- Very few R3 Medium Density lots that have not been developed as residential flat buildings
- B4 Mixed Use zones almost always more suitable for shop top housing due to location or site constraints
- LEP controls for height and FSR may assist in communicating design vision and clarify where the use is favourable over residential flat buildings
- Character preserving design controls may stifle innovation in design and construction
- Car parking requirements, particularly two car parks and visitor parking requirements may limit development without underground parking
- Common open space may not be achievable for smaller developments.

3.4.2.6 Residential flat buildings and shop top housing



Residential flat buildings and shop top housing



Definition:

Residential flat building: A building containing 3 or more dwellings but does not include an attached dwelling or multi dwelling housing.

Shop top housing: Three or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Typical LEP controls:

- Minimum lot size of 1,000 sqm in R3 zones
- General maximum height/FSR controls:
 - R3 Residential: 9.5 to 14 m / 0.65 to 1.45:1 FSR
 - Strathfield Station: 35 to 58m / 3 to 5:1 FSR
 - Parramatta Road and other centres: 13 to 22 m / 1.2 to 3:1 FSR

Permissible zones:

- R3 Medium Density Residential (residential flat building only)
- R4 High Density Residential
- B1 Neighbourhood Centre (shop top housing only)
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B7 Business Park (shop top housing only)

Typical DCP controls

(Part C Multiple Unit Housing):

- Same general controls as attached dwellings.
- Additional business zone controls:
 - Shop top housing in business zones should be set back to maintain consistent ground floor façade height
 - Open space may be provided as balconies, roof top decks and indoor facilities
 - On-site visitor parking may be offset with Section 94 (now 7.11) development contributions for parking facilities

Strengths

- Generally permissible in areas with access to public transport or local services
- Bonus height and FSR provisions encourage lot consolidation in areas where higher density is desired
- Existing low rise R3 Medium Density development at Homebush and Flemington generally provides high quality public domain outcomes and a local neighbourhood character
- Ability to reduce on-site car parking may encourage public transport take up

Issues and observations

- Specific DCP design controls have the potential to conflict with SEPP 65, BASIX and other statutory controls, resulting in uncertainty for developers and the community
- Permissibility in R3 Medium Density Residential may make it difficult to deliver medium density outcomes without additional controls
- Building envelope controls do not appear to reflect actual outcomes
- Shop top housing may conflict with more industrial/intensive commercial development in B7 Business Park zones

3.4.3 Planning issues

3.4.3.1 Delivery of high density housing

As discussed in Section 3.2.1, as of the 2016 Census, almost half of all dwellings in Strathfield were in residential flat buildings. Given that the LGA is almost completely developed, it is likely that high density housing will be the primary source of future dwelling delivery in the LGA.

High density housing, in the form of mid/high rise residential flat buildings, is primarily anticipated along Parramatta Road and around Strathfield Station. Clusters of higher density development are permitted along Liverpool Road, but are more constrained in scope. While residential flat buildings are also permitted in R3 Medium Density zones, those areas have generally been fully developed under current controls.

Delivery of housing along Parramatta Road has been flagged as a major planning initiative of the State Government via the PRCUTS suite of policy documents. The area is anticipated to have an additional 100 ha residential GFA, resulting in approximately 9,450 dwellings. 4,210 of those dwellings are expected by 2023. Planning controls facilitating these changes have been delayed, in part due to background studies being prepared, such as traffic. As discussed in Section 3.2.5, planning proposals that potentially would have otherwise been approved have instead been rejected due to background studies being performed. Further, it is unclear if the number of dwellings anticipated by PRCUTS is achievable, given early indications that traffic impacts are unacceptable without significant infrastructure investment.

Likewise, strategic planning for the Burwood, Strathfield and Homebush precinct has been delayed, pending the outcomes of the finalisation of local strategic planning statements for the affected areas.

These delays have potentially resulted in deferral of development in anticipation of increased height and FSR controls in the affected areas.

Opportunities for development of high density housing outside of these areas are limited. While clusters of B4 Mixed Use zoning in the central and southern portions of the LGA signal that higher density may be permitted, these areas have largely been built up, or there is a mismatch between height and FSR controls. Areas with an FSR of 3:1 often have a maximum height of 16 or 22 m. This may lead to confusion as developers try to vary height controls to achieve the FSR while also meeting the requirements of the ADG. A substantial variation to height controls would conflict with the established character of these areas, particularly around Homebush and Flemington Stations.

This leaves relatively few sites where high density development is anticipated under current controls.

3.4.3.2 Delivery of medium density housing

Medium density housing, such as dual occupancies/semidetached dwellings, attached dwellings and multi dwelling housing, are primarily permissible in the R3 Medium Density zone. As noted above, development in this zone is likely very difficult to achieve, as the zone is largely development and residential flat building is likely to be more competitive.

There are some exceptions to permissibility, such as Dual occupancies in R4 High Density Residential and Attached dwellings in R2 Low Density Residential, these outcomes may be very difficult to achieve under current controls:

- R4 High Density Residential, located near Parramatta Road would almost always be more desirable for residential flat buildings
- R2 Low Density Residential is typically represented by high value dwellings and a relatively high density, where attached dwellings would be difficult to deliver under current DCP controls

This leaves very few areas where medium density development is anticipated under current controls.

3.4.3.3 Site specific DCPs

In addition to general controls for housing typologies identified above, SCDP 2005, site-specific DCPs apply to certain areas in the LGA. The DCPs generally apply to areas where higher density development is envisioned.

The site specific DCPs are identified below.

- Strathfield Town Centre
- Davidson Street, Greenacre
- 79 Couralie Ave Homebush West
- Parramatta Road Corridor Area
- 2-6 Pilgrim Avenue and 9-13 Albert Road, Strathfield.

The site specific DCPs provide clear goals for the desired future character of the areas, focusing on design objectives, key development controls, realisation of concept plans and integration with the surrounding area. While the site specific DCP controls likely reflect the intent of Council and the original concepts for larger sites, over the long term, the approach taken by the controls may be problematic if not regularly reviewed.

A review of the site specific DCP showed issues relating to:

- Duplication of controls with the general housing controls, potentially leading to unintended variations if either were to be changed
- Road network and subdivision plans that have been mooted by subsequent development outcomes
- Environmental controls that are potentially conflicting with statutory controls
- References to outdated reference documents such as previous planning ordinances, guidelines and strategies.

A comprehensive review of site-specific DCPs would assist in addressing these issues. This may be part of the larger strategic body of work focusing on Parramatta Road and Strathfield Station and potentially revoking the DCPs that have resulted in full development. Ensuring that site-specific DCPs reflect current policy and vision would increase certainty in development outcomes for Council and developers.

3.4.3.4 Flexibility in DCP controls

As noted in Section 3.4.2, SCDP 2005 puts a large emphasis on ensuring medium density housing outcomes align with the established character, design and amenity of Strathfield. While this may assist in preserving these traits, the controls for medium density development are often stricter than dwelling houses, particularly complying development controls.

Medium density controls are generally prescriptive, requiring designs to conform with specific requirements or numerical controls. Performance-based controls that seek to provide general outcomes are not commonly used. While this approach can provide certainty for applicants and the community, it may also result in controls that stifle innovative design, increase cost or are out of step with contemporary construction methods.

SCDP 2005 controls relating to medium density development that most notable identify:

- Precise setback requirements for each typology
- Building envelope controls that do not appear to apply to low density dwellings
- Requirements that design elements conform with the existing features of the street
- Requirements that brick be the dominant façade treatment
- Fixed open space and communal open space requirements.

These controls are likely based on valid concerns for retaining the character associated with the lower density areas of Strathfield. However, they may also make certain types of otherwise permissible development unachievable due to a technical non-compliance. It is also noted that, over time, the character of the low density

areas of Strathfield may shift as existing housing stock is replaced with complying development housing that does not align with the DCP vision.

An introduction of more performance-based or otherwise less prescriptive controls would allow for future developers to bring more innovative housing products to market.

3.5 Capacity analysis

The Strathfield LGA has been reviewed to determine the maximum theoretical dwelling capacity under existing controls. This analysis provides insight into the potential longer term effects of existing controls and foreshadowed PRCUTS controls. It does not consider market demand for dwellings, take up rates, individual lot constraints or the benefits or drawbacks of providing housing as per the controls.

As such, this analysis should only be used as one input for understanding the long term housing landscape in Strathfield.

The method for calculating capacity is described below:

- Identify lots with potential development capacity (See Table 25)
- Determine maximum GFA by multiplying lot sizes by maximum FSR
- Combine GFA and divide by 100 sqm to determine maximum number of potential dwellings
- Subtract number of lots to represent net additional dwellings.

Approximately 350 dwellings were identified on lots considered to have dwelling capacity.

Two FSR scenarios have been considered. This first scenario examines the maximum FSR under existing SLEP 2012 planning controls. The second scenario applies the foreshadowed maximum FSR proposed under PRCUTS documentation. This second scenario provides additional insight into the potential effects of the PRCUTS controls on the provision of housing. This is important to understand given the requirement for planning proposals in the Parramatta Road area to generally align with the recommended controls.

The scenarios examines the development capacity associated with the following land use zones:

- R3 Medium density residential
- R4 High density residential
- B2 Local centre
- B3 Commercial core
- B4 Mixed use

For the purposes of this analysis, R2 Low density residential has been excluded as the only medium density housing type permissible is attached dwellings. Given that the minimum lot size for attached dwellings is the same as detached dwellings, it is unlikely that this housing type would result in significant additional capacity without extensive application. Likewise, B7 Business park has been excluded given the minor application area at Norfolk Road and significant constraints associated with delivery in the area.

This method makes the following assumptions:

- Current FSRs are achievable, which may include variations in height controls to achieve maximum yield
- Owners will consolidate lots to maximise efficiency of delivery of housing
- Existing lots only have one existing dwelling
- Shop top housing will require 80% of the ground floor to be non-residential GFA (except for B3 zoned land, which has its own maximum residential floor area control.)
- Developers will build the densest housing type, which for considered zones are units (eg residential flat buildings or shop top housing), with an average GFA of 100 sqm.

Table 25 and Table 26 below describe the method for determining lots with potential development capacity and maximum FSR, respectively.

Table 25: Identifying lots with development capacity

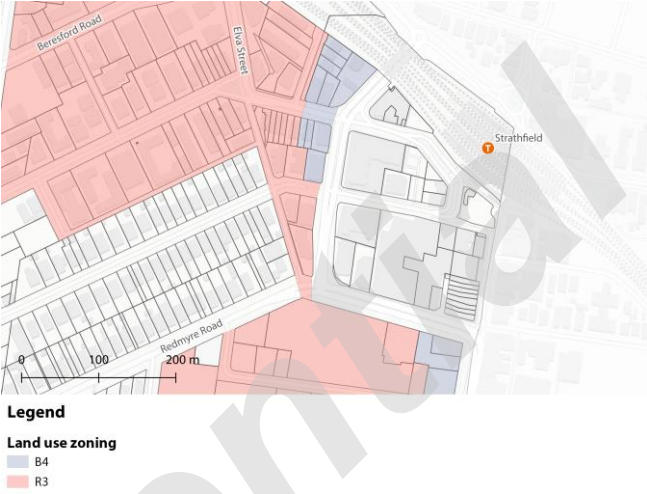


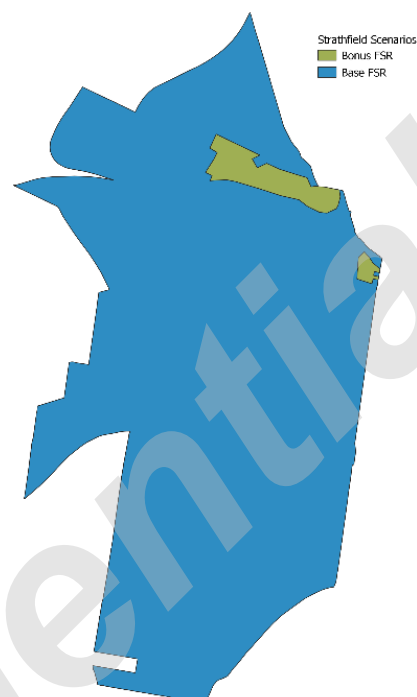
Step	Example
<p>Step 1: Identify lots where residential is permitted in SLEP 2012.</p>	 <p>Legend</p> <p>Land use zoning</p> <ul style="list-style-type: none"> B4 R3
<p>Step 2: Exclude lots with significant planning control constraints. This includes heritage items, conservation areas and strata title subdivision.</p>	 <p>Legend</p> <ul style="list-style-type: none"> Strata titled lots Heritage conservation areas
<p>Step 3: Perform desktop review of remaining lots and confirm lots with potential capacity (eg exclude social infrastructure, aged care facilities, sites under construction or otherwise constrained).</p>	 <p>Legend</p> <ul style="list-style-type: none"> Potential development capacity

Table 26: Identifying maximum FSR

Step	Example
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Scenario 1: Council controls apply:

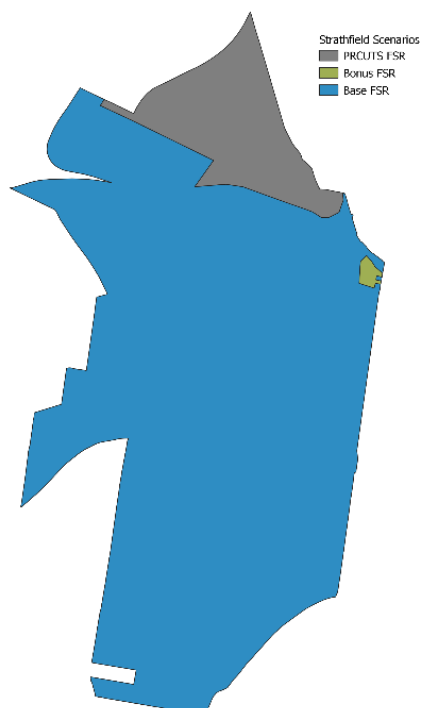
- Standard FSR applied, as per SLEP Clause 4.4 and Floor Space Ratio Map
- Bonus FSR provision applied to Parramatta Road area as per SLEP Clause 4.4A, Floor Space Ratio Map and Key Sites Map
- Bonus FSR provision applied to Strathfield Town Centre as per SLEP Clause 4.4B and Floor Space Ratio Map



Scenario 2: PRCUTS apply to PRCUTS application area and Council controls apply in remainder of LGA:

Scenario 1: Council controls apply:

- Standard FSR applied, as per SLEP Clause 4.4 and Floor Space Ratio Map
- Bonus FSR provision applied to Strathfield Town Centre as per SLEP Clause 4.4B and Floor Space Ratio Map
- PRCUTS FSR provisions apply as per Planning and Design Guidelines



3.5.1 Scenario 1 Theoretical Capacity (Current SLEP 2012 Controls)

The first scenario examines the potential capacity associated with FSR and bonus FSR provisions outlined in SLEP 2012 Clause 4.4, 4.4A and 4.4B and associated mapping. Table 27 identifies the gross capacity associated with each zone, and the net capacity (less estimated existing dwellings).

Table 27: Scenario 1 theoretical capacity

Land zone	Units
R3 Medium density residential	1,900
R4 High density residential	1,100
B2 Local centre	450
B3 Commercial core	400
B4 Mixed use	1,950
Gross Capacity	5,800

Net Capacity 5,450

The following was noted as part of the analysis:

- Growth is lead around Parramatta Road, with R4 and B4 zoned land delivering about 2,500 dwellings
- Strathfield Station delivers dense housing, with bonus FSR effectively doubling capacity over base controls (200 vs 400 dwellings)
- R3 Medium density residential capacity is mostly in North Homebush, but would require significant consolidation to consistently realise the 1,000 sqm minimum lot size associated with residential flat buildings
- North Homebush FSR is typically 0.65:1, which may be very difficult to consistently delivery feasible development
- B2 Local centre capacity is driven by 3:1 FSRs, which were noted to conflict with height controls and would require variations.

As such, while there may theoretically be capacity for approximately 5,500 additional dwellings under existing controls, there are significant barriers to realisation of that capacity. Further, much of the capacity is associated with land where PRCUTS applies, meaning development may be delayed until those controls are finalised.

3.5.2 Scenario 2 Theoretical Capacity (PRCUTS Foreshadowed Controls)

The second scenario examines the potential capacity associated with FSR and bonus FSR provisions outlined in SLEP 2012 Clause 4.4, and 4.4B and the potential capacity associated with PRCTUS foreshadowed zoning and FSR controls. The PRCUTS land use controls are identified in Section 7 Homebush Guidelines in *Parramatta Road Corridor Urban Transformation Planning and Design Guidelines* (UrbanGrowth NSW, 2016). Existing SLEP 2012 controls identified in Scenario 1 apply to the remainder of the LGA.

These controls apply to the area around Parramatta Road and include the following changes:

- R4 High density residential is changed to R3 Medium Density Residential and B4 Mixed Use
- IN1 General Industrial and IN2 Light Industrial is changed to R3 Medium Density Residential
- Height and FSR controls are generally increased.

Table 28 identifies the gross capacity associated with each zone in the LGA, and the net capacity (less estimated existing dwellings).

Table 28: Scenario 1 theoretical capacity

Land zone	Units
R3 Medium density residential	4,100
R4 High density residential	0
B2 Local centre	400
B3 Commercial core	400
B4 Mixed use	3,600
Gross Capacity	8,500
Net Capacity	8,150

The following was noted as part of the analysis:

- Approximately 2,700 additional dwellings are associated with PRCUTS controls
- Approximately 400 dwellings are associated with currently industrially zoned land, which includes a business park, large retail site and warehouse
- Additional PRCUTS capacity is anticipated in the policy documentation to be provided by 2050
- The Codes SEPP will allow complying terrace development in North Homebush in the immediate term, which may reduce overall capacity if that is developed while PRCUTS is being finalised.

It is understood that early traffic modelling has identified significant congestion issues associated with the additional capacity proposed by PRCUTS. Further, the rezoning and delivery of dwellings on the industrial zoned land may not be financially feasible under the relatively low proposed height and FSR controls, particularly given that the sites are understood to be operating well. Given these issues, actual theoretical capacity is likely to be lower, once PRCUTS controls are implemented.

4.0 COMMUNITY AND STAKEHOLDER VIEWS

This section summarises the findings of the community engagement informing the LSPS and additional engagement undertaken to inform this strategy, including an online survey and two focus groups. Additional information regarding the survey and focus groups is provided at Appendix B.

4.1 LSPS consultation feedback

Strathfield's draft LSPS was placed on public exhibition from 1st October to 8th November 2019. The community was invited to make submissions regarding the content of the LSPS. Table 29 details a summary of the items raised regarding housing in Strathfield.

Strathfield Municipal Council received 51 written submissions during the public exhibition of the Strathfield LSPS.

Table 29: key themes and issues raised in LSPS consultation

Theme	Items raised
Overdevelopment	Concerns from private residents of overdevelopment were highlighted indicating the need for strategically placed housing.
Sustainability	Council was encouraged to support sustainable building practices including cross-ventilation, green walls and solar panels. Residents were concerned regarding the heat island effect and its impact on heritage buildings and spaces. There was strong support for the prioritisation of high-quality design outcomes in the LSPS rather than simply increasing the number of new dwellings. It was advised that the proportion of homes within 10 minutes of green space should also be highlighted.
Heritage and character	The LSPS was criticized by some residents for not retaining Strathfield's low-density residential character to meet the needs of current and future families in the area.
Affordable housing	Affordable housing target of 5% was argued to be insufficient for the planned increase in population expected in the Strathfield LGA. Initiatives such as the Inclusive Housing Strategy were encouraged to develop an explicit time frame for the delivery of affordable housing. Long-term co-housing was also raised as a possible option for consideration by several stakeholders.
Mixed use and medium density developments	More ambitious changes in land use to mixed use residential were encouraged to satisfy planning priority 8, including increased mixed-use residential zones supported by R3 Medium Density Residential land

Several submissions from key stakeholder organisations were raised, discussed below.

Bridge Housing raised that there is a need to consider detailed demographic and demand analysis for affordable housing to underpin the LSPS and drive affordable housing targets. It was also raised that CHPs could investigate council-owned sites for conversion, such as underutilised car parks. The issue of land costs has also been raised as a key factor in delivering affordable housing.

Strathfield Independents rejected high-rise development on and around Strathfield Square, highlighting its status as Community Land. They also suggested yearly status updates on the LSPS to be published by council on its targets.

Mirvac Housing recommended that high-density residential development be considered on a "case by case basis." Further comments include the consideration of 'Build to Rent' in the LSPS to meet affordable housing targets, in addition to reviews of planning controls to allow for missing middle housing in low-density areas.

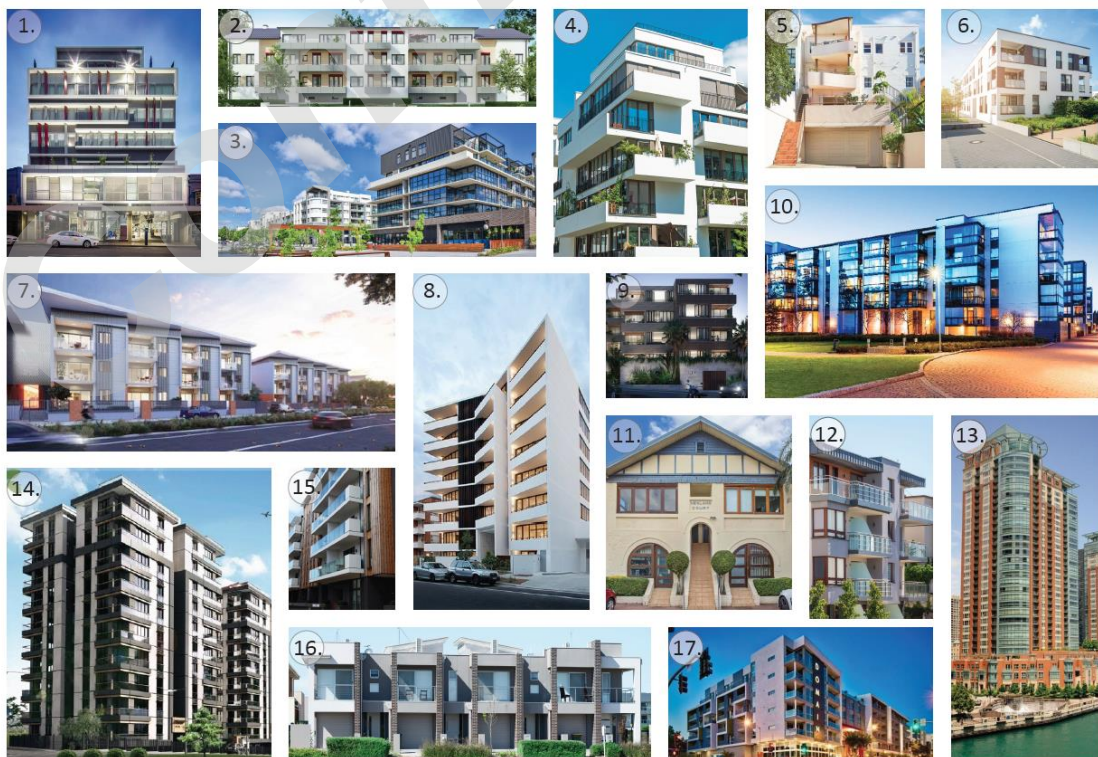
4.2 Council and Community Workshops

HillPDA held two focus groups on 13 February 2020 with members of the Strathfield community reference group and the Strathfield Council staff. A total of 21 community members and 18 staff were involved in the sessions. The community members represented a cross section of the Strathfield community with a variety of ages, genders, occupations, income and housing type and tenure. Council staff represented a variety of service areas including sports and recreation, transport, development assessment and strategic planning amongst others.

The focus groups provided feedback through three key exercises:

1. **Opportunities and constraints:** participants were asked to mark up large maps with opportunities and constraints followed by a group discussion.
 - The Community sessions discussion was guided by the questions:
 - “What do you love about housing in Strathfield?”
 - “What needs in improving?”
 - The Council staff discussion was split into planning themes of:
 - Transport
 - Built form
 - Social infrastructure
 - Heritage
 - Planning controls
2. **Scale and housing typology:** Participants were given several examples of medium and high-density housing (Figure 29) and a map of the Strathfield LGA. Participants were then asked to demonstrate on the map where the various scales of development would be appropriate across the LGA. This activity gave individuals an opportunity to comment on elements of scale and design as well as highlight areas for growth in the LGA.

Figure 29: Housing typology and scale examples



3. **Vision:** Participants were asked to write at least three things they envision for the future of housing in Strathfield on post it notes. These were collected and displayed for the group, collectively discussing common themes.

Participants were also asked to fill in a brief survey where they were asked to list three things they value about the existing housing in Strathfield and to highlight the three most important factors to them when choosing where to live.

4.2.1 Opportunities and constraints

Participants were asked to consider opportunities and constraints to development in Strathfield via the questions “what do you love?” and “what could be improved?”, responses generally fell into the following categories

Table 30: Opportunities and constraints identified by focus group

Theme	Opportunities	Constraints
Transport	<ul style="list-style-type: none"> Potential for transport corridor improvement in Strathfield South, particularly more frequent bus services Medium and higher density within walking distance of public transport could ensure accessibility (e.g. Courallie Ave is currently a long walk from the railway station) 	<ul style="list-style-type: none"> Arterials and transport corridors can be barriers and can isolate communities Poor quality road surface along Parramatta Road limited is development potential Local Strathfield bus is infrequent and is faster to walk from south Strathfield to the stations than wait for the bus.
Built form	<ul style="list-style-type: none"> Allow for deep planting of street trees Setbacks and stepped setbacks for higher levels to ensure no overhang of balconies over public footpaths and reduce bulk of structures Appropriate housing supply for transient population High quality design to create visually interesting buildings 	<ul style="list-style-type: none"> Large floorplates with basements larger than above ground footprints are causing flood issues Flood issues are causing root rot on mature trees Few options for downsizers Infrastructure is not able to keep up with residential development
Social infrastructure	<ul style="list-style-type: none"> Provide indoor community facilities within mixed use developments Increase connectivity to parks and amenity in neighbouring LGAs Protect and expand E2 Environmental Conservation and biodiversity land to provide valuable green space Missing links in cycle infrastructure Development near schools, amenities and shops 	<ul style="list-style-type: none"> Disconnect between centres and open spaces Private schools have facilities that are not accessible to the public
Heritage	<ul style="list-style-type: none"> Preserve street scape with large lots and mature trees 	<ul style="list-style-type: none"> Heritage character is not necessarily heritage listed for protection
Planning controls	<ul style="list-style-type: none"> R2 low density residential prohibits low rise medium density 	<ul style="list-style-type: none"> More recent development has issues with waste capacity/management Demand for controls for larger apartments

Theme	Opportunities	Constraints
	<ul style="list-style-type: none"> 3 storey walk ups blend with the streetscape and add to character of the area Better use of shared open space in apartment buildings Mixed use shop spaces need to be flexible in size and format to allow variety of services Provide housing for essential workers 	<ul style="list-style-type: none"> Controls are strict on where recreation facilities such as gyms can be located Current subdivision controls make it difficult to subdivide large lots Sentiment that communal open spaces are not being built as per DA approval with furniture and landscaping being overlooked
Other	<ul style="list-style-type: none"> Create more employment that aligns with the resident population Sustainable design requirements 	<ul style="list-style-type: none"> Perception of boarding houses is negative possibly due to poor maintenance Appearance of social housing makes for uninviting areas within the LGA creating silos of communities and demonstrates disparities between the different neighbourhoods House and apartment prices mean young renters are forced to look elsewhere

Scale and housing typology

The scale and housing activity highlighted key locations for various styles and scales for future development:

- Mid-rise mixed use (image 1) could be suitable Greenacre, Belfield and areas north of Parramatta Road in Homebush
- Small scale apartment buildings (image 4) could be suitable in Homebush West and pockets of Strathfield close to large schools
- Mid-rise and high-rise apartments (images 8, 13 and 14) could be suitable for Homebush, Homebush West and Rail corridors
- Manor houses and dual occupancy (image 11) could be suitable in central Strathfield alongside heritage homes.

Participants were reluctant to see additional density added to central Strathfield suburban area, a general sentiment across all participants was to protect the heritage character of the wide streets with large lots and large homes. Participants indicated density should be located nearer to the major transport corridors with articulation in design and a stepped setback to avoid overwhelming street presence. Participants highlighted the importance of appropriate infrastructure such as garbage removal program and parking availability for high density living to work well in Strathfield.

4.2.2 Vision

The community highlighted the importance of sustainability, character, quality design, diversity of housing, liveability and infrastructure when looking forward to the future of housing in Strathfield.

Many community members noted the desire to retain the heritage character and ensure growth was supported by appropriate infrastructure and services. Sustainability and green building practices were noted as a key element to be included in future housing supply. Protecting and adding to the green infrastructure and street trees was noted as an important element of the Strathfield LGA character, providing versatile and multipurpose

sports facilities, open spaces and community venues to enable healthy lifestyles and positive community interactions.

The community value quality design and construction with the vision to build homes that can stand the test of time. Building homes to meet the needs of the community with a diverse mix of dwelling types supporting the transient student population whilst providing ‘forever’ homes for those with longer term aspirations to stay in the LGA.

4.2.3 Values

Participants were asked to list three things they valued about existing housing in Strathfield. The responses revealed several themes:

- Design and built form excellence
- Greenspace
- Heritage character
- Community character
- Accessibility
- Diversity.

Responses commonly referred to the low density, large lot and quality design of the existing housing in Strathfield residential areas. Greenspace, tree lined streets and parklands were popular whilst the historic and heritage character of the LGA was also very popular. Participants appreciate the community spirit and opportunities available to them as a result of living in the area, such as sports teams, community activities and educational institutions. Strathfield’s location and accessibility to other areas via public transport was also noted as a key value for participants along with the diversity of the people and housing options within the LGA.

4.2.4 Factors for choosing where to live

Participants were asked to highlight three factors from a given list that were the most important factors to them when choosing where to live. The most popular response was near to public transport, followed by being able to walk to local shops and being near to open space as shown in Figure 26.

Figure 30: Important factors when choosing where to live responses



4.3 Survey

HillPDA prepared an online survey to gather information regarding the current and future housing needs of the Strathfield community. The survey was developed in partnership with Council and distributed to Council's community reference group of 26 February 2020. Participants were able to respond to the survey for three weeks, with 123 responses received.

The survey touched on the following subjects:

- Demographics
- Housing preferences
- Neighbourhood preferences
- Values
- Liveability
- Opportunities for growth and change.

4.3.1 Demographics

Compared to the demographics of the general population of Strathfield, as discussed in Sections 3.1 and 3.2, survey respondents were generally older than the average population (50 per cent over 55 years of age vs 21 per cent in the LGA), were more likely to live in a detached dwelling (approximately 75 per cent vs 40 per cent in Strathfield), and were more likely to own their home outright (approximately 62 per cent vs 24 per cent in the LGA). This may be representative of the community reference group that the survey was advertised to.

While this limits the applicability of findings to the overall Strathfield population, the survey results may be more representative of established communities.

4.3.2 Migration

When asked where they were expecting to live in the future, 73 per cent of respondents said that they intended to live in the same home in five years, and 49 per cent intended to live in the same home in ten years. Those that expressed that they were anticipating leaving their current home indicated that they would likely look for a home outside of the Strathfield LGA. This most likely reflects the aging nature of survey respondents and a desire to downsize in later years. It may also reflect larger issues with housing affordability, availability or choice.

4.3.3 Values

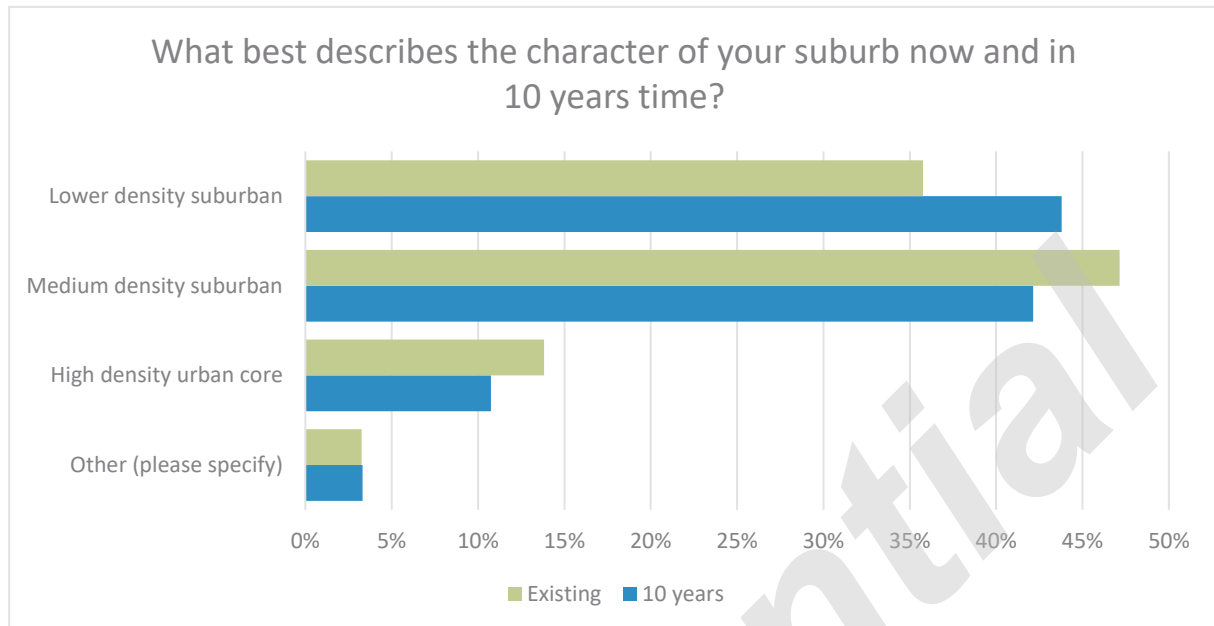
Respondents were asked to list three words that described what they value the most about housing in Strathfield, similar to the workshop's values theme. Responses generally were categorised into six key themes:

- Heritage character
- Green space
- Diversity
- Community
- Accessibility
- Quality design.

4.3.4 Desired density

Respondents were asked to describe the density of their existing suburb and how they wished that character to be in the future. Options included Lower density suburban, Medium density suburban and High density urban core. Definitions for the terms were not provided to allow respondents to identify what best fit their experiences. Answers are shown in Figure 31.

Figure 31: Current and desired suburb density



Source: HillPDA

Based on the above, respondents generally saw themselves living in low to medium density suburbs, with a general desire for an expansion of lower density characteristics. This may be related to strictly dwellings-per-hectare but may also reflect desires for lower impact built forms, innovative medium density design, embellished streetscapes or transition areas between low rise apartment buildings and detached dwellings.

4.3.5 Tolerance for change

The themes of the Strathfield CSP were put to respondents:

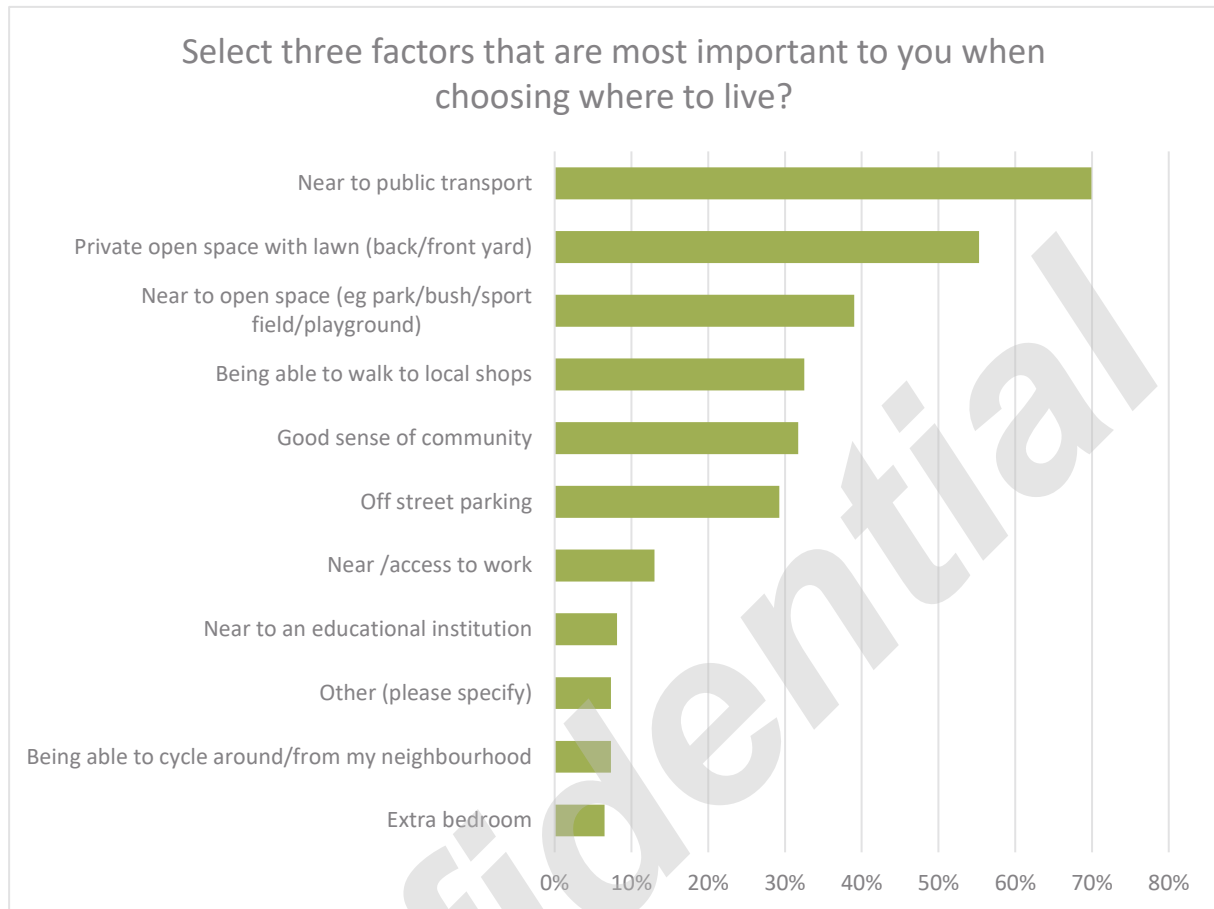
- Community wellbeing
- Civic pride
- Place management
- Liveable neighbourhoods.

Respondents were asked to consider if they wanted the character of their area, as reflected in these themes, to 'be maintained,' 'be enhanced' or 'significantly change'. Respondents generally wanted the character of their area to be enhanced or maintained, each with 45 per cent response rates. The remainder wanted a significant change in the character of their area.

4.3.6 Liveability

Respondents were provided a list of potential factors relating to the liveability of where they choose to live. Respondents were asked to identify the three most important factors to them. Responses are shown in Figure 32. Access to public transport, private open space, public open space and local shops were the most often identified liveability factors, suggesting support for locating housing near existing and future public transport nodes, recreational areas and shops. It also reflects the high importance that respondents placed on maintaining the amenity associated with private open spaces.

Figure 32: Liveability factors



Source: HillPDA

4.3.7 Opportunities for growth and change

Respondents were asked, in the context of a growing economy and residential growth, where there was an opportunity to locate growth. Respondents were able to provide comments, which are provided in Appendix B. Generally, respondents noted that areas close to public transport, such as those along Parramatta Road and Liverpool Road, or otherwise close to existing infrastructure were best suited for higher density. There were also comments that there could be opportunities for transition of detached dwellings to medium density options. There were also sentiments that there were no opportunities, with too many unit blocks already in Strathfield.

4.3.8 Other comments

The final question of the survey asked for any additional comments, provided in Appendix B. While several respondents took the opportunity to express negative sentiments regarding high rise apartments in Strathfield, others reiterated that density should be focused around rail stations. Several medium density options were also identified for smaller and medium density dwellings, with low-rise terraces, townhouses, dual occupancies and build-to-rent mentioned as options for growth. Respondents also noted the need for improved infrastructure to support current and future populations.

5.0 HOUSING PRIORITIES

5.1 Local Housing Strategy Objectives

Proposed objectives for this Strategy have been developed based on the review of the evidence outlined in Section 3 and community consultation outcomes identified in Section 4. The proposed objectives are:

- Plan for up to approximately 13,500 additional dwellings in the 2016 to 2036 period to meet the needs of a growing population
- Align with the actions of the Eastern District Plan, particularly regarding the implementation of PRCUTS and other strategic initiatives, pending the outcomes of required supporting studies
- Align housing growth with supporting infrastructure, including social, transportation and utilities
- Ensure housing growth aligns with community expectations regarding local character and heritage
- Encourage housing that provides innovative and well designed housing diversity at a local scale
- Provide opportunities for a diversity in housing typologies and tenure models to allow for growth
- Consider affordable, adaptable, seniors and those with disability, local workers and student housing needs
- Establish programs to support management of housing growth and infrastructure delivery.

5.2 The Local Housing Strategy Priorities

Objectives have been refined into eight priorities

- Develop and monitor housing targets
- Balance place based renewal with preserving valued character
- Promote innovative and best practice urban design
- Encourage diverse and responsive medium density development
- Assess the need for and encourage the delivery of affordable housing
- Continue innovation in sustainable and liveable development
- Monitor market delivery and expectations
- Align population growth with supporting infrastructure

Details regarding the priorities are discussed below, with an action and implementation plan at Section 6.

5.2.1 Refine and review housing targets as State Government initiatives evolve

The Regional Plan and District Plan require Council, in partnership with the GSC, to nominate housing targets for the 2016 to 2026 and 2016 to 2036 periods.

As discussed in Section 2.1, Strathfield's 0-5 year housing target (2016 to 2021) is 3,650 dwellings. Dwelling delivery and the development pipeline estimates are discussed in Section 3.2.5. Between July 2016 and December 2019, 2,150 net additional dwellings were completed. This leaves approximately 1,400 dwellings to be delivered to June 2021, if the target is to be reached. Based on information regarding outstanding construction approvals and developer intent, it is estimated that approximately 700 dwellings may be delivered during this period, for an estimated total of 2,950 dwellings from 1 July 2016 to 30 June 2021.

If these trends continue, they would result in a shortfall in dwelling delivery against the 2021 target of approximately 700 dwellings. This is reasonable given the delay in planning control amendments around Parramatta Road and the recent trend in unit purchase and rental prices as discussed in Section 3.2.5. Given the delays with the implementation of PRCUTS controls, it is unlikely that the anticipated 2016 to 2021 shortfall to be 'made up' in future years.

Looking beyond the 2016 to 2021 period, the DPIE 2019 dwelling projections anticipate the following increases in dwelling supply during the future five year periods:

- 2021 to 2026: 3,800 dwellings
- 2026 to 2031: 3,100 dwellings
- 2031 to 2036: 3,600 dwellings.

If these figures were adopted, along with the anticipated 2016 to 2021 housing delivery, the targets would be:

- 2016 to 2026 (10 year target): 6,750 dwellings
 - 2016 to 2021: 2,950 dwellings
 - 2021 to 2026: 3,800 dwellings
- 2026 to 2036 (20 year target): 6,700 dwellings.
 - 2026 to 2031: 3,100 dwellings
 - 2031 to 2036: 3,600 dwelling dwellings.

This represents a total 20 year target of up to approximately 13,450 dwellings, or approximately 11,300 beyond what has been delivered between July 2016 and December 2019. These figures are reliant on the delivery of PRCUTS or similar dwelling capacity increases, as discussed in Section 3.5.

Looking to 2021 and beyond, approximately 10,500 dwellings would need to be delivered by 2036, or approximately 700 per year. This is roughly in line with the construction approvals and completions discussed in Section 3.2.5, and would not represent a significant change from the average trend in the previous five years. However, it would require that the recent trend in reduced completions be reversed, as while Council can approve the applications put before it, the market is responsible for delivering approved dwellings.

The 2019 DPIE population projections also assume policy implementation, such as increased populations associated with PRCUTS controls. Assuming PRCUTS or similar controls are implemented in the near future, there is potential for DPIE projections to be a reliable indicator of achievable demand.

Current SLEP 2012 theoretical dwelling capacity is estimated to be between 5,000 and 5,500 dwellings, with PRCUTS potentially increasing that theoretical capacity to 8,000 to 8,500 dwellings. The remaining gap of approximately 2,000 to 3,000 dwellings would need to be made up in other areas, with investigation areas identified in Section 5.2.2.

If PRCUTS dwelling capacities are not achieved, either through PRCUTS or the Burwood, Strathfield and Homebush Planned Precinct, the dwelling targets for 2021 onwards will need to be reconsidered and revised downwards, rather than increasing supply in areas that are not as well serviced.

5.2.2 Place based planning of selected renewal areas

The Strathfield LGA has a diversity of character areas, ranging from heritage listed cottages to mid century walk ups to contemporary high rises. As discussed in Section 2.2 and Section 4, the character of Strathfield is highly valued by the community. Stakeholders have communicated fatigue over the high rise development of the late 2010s and express concern and frustration over the potential for low density communities to transition to high density built form.

There is also clear demand for additional housing supply with approximately 10,500 additional dwellings required to meet demand between from 2021 to 2036. This represents a shortfall of between 2,000 and 3,000 dwellings from theoretical capacity (assuming PRCUTS style density controls are implemented).

In order to bridge the gap between demand and theoretical capacity, areas for additional housing will need to be scheduled for investigation and potential up zoning.

The Strathfield LGA contains several established and emerging centres that current provide a range of housing and supporting infrastructure. These centres each provide a different function, with its own character that has been developed and shaped by new and existing residents, businesses, visitors and planning initiatives. Some of these centres are clearly highly valued in their current state and should be preserved, while others are capable of evolving and renewing to provide more and improved housing and services.

The existing character, housing choice, supporting infrastructure and planning controls for these have been reviewed to determine potential options for renewal. Options are discussed further in Appendix D, with potential visions outlined and general timeframes for consideration provided.

The centres nominated for investigation, and the remaining residential areas recommended to be protected for conservation are shown in Figure 33. These areas, and potential constraints and opportunities are discussed in Appendix D.

The centres identified in this Strategy include:

- Parramatta Road Urban Corridor (North Homebush)
- Homebush West Town Centre/Flemington
- Homebush Station
- Strathfield Town Centre
- Hedges Avenue
- Liverpool Road Centre
- Coronation Parade
- Belfield
- Greenacre.

It is recommended that the following areas be reviewed as a priority to assist in the orderly delivery of housing to 2026 and beyond:

- Parramatta Road Urban Corridor (with a focus on Homebush)
- Strathfield Town Centre
- Hedges Avenue
- Liverpool Road Centre
- Belfield.

Based on high level analysis, these areas have a current theoretical capacity of approximately 700 to 1,200 dwellings (Table 31). Pending the completion of investigations and associated rezonings, they could potentially have theoretical capacities of approximately between 2,500 and 4,500 dwellings, potentially allowing for an appropriate buffer to accommodate changes in future demand and market conditions.

These estimates are theoretical based on broad planning assumptions that would need to be verified through an investigation process. Further, the capacity would likely be contingent on delivery of supporting infrastructure and alignment with employment and centres strategies.

Two additional corridors are also recommended for investigation as part of an initiative to improve the amenity of Strathfield corridors and identify opportunities to create new centres in central and easily accessible locations:

- Liverpool Road
- Water Street.

Dwelling estimates have not been provided for the corridor areas. Liverpool Road is largely developed with low to mid rise apartment development, while Water Street is subject to a planning proposal process and does not currently contain a neighbourhood centre. As such, special effort should be given to identifying the appropriate future uses and strategic priorities in these areas. Further, as the corridors link the proposed investigation areas, they could potentially be combined into a broader strategic study.

Prioritisation of masterplan development for proposed investigation areas should be undertaken with a goal of refining permissibility and built envelope controls and delivering a mix of dwelling types in coordination with supporting infrastructure. It is important to note that this Strategy identifies potential increases in dwelling capacity, but the ultimate uplift would be determined by Council as part of future investigations that would consider opportunities and constraints for strategic planning issues including, but not limited to:

- Environmental constraints
- Retail hierarchy
- Open space demand and availability
- Development feasibility
- Traffic and transport
- Compatibility with current and desired future character.

It is recommended that masterplanning exercises be undertaken in partnership with State government agencies responsible for delivery of key infrastructure to ensure that any additional density is fully supported.

Table 31: Estimated theoretical dwelling potential

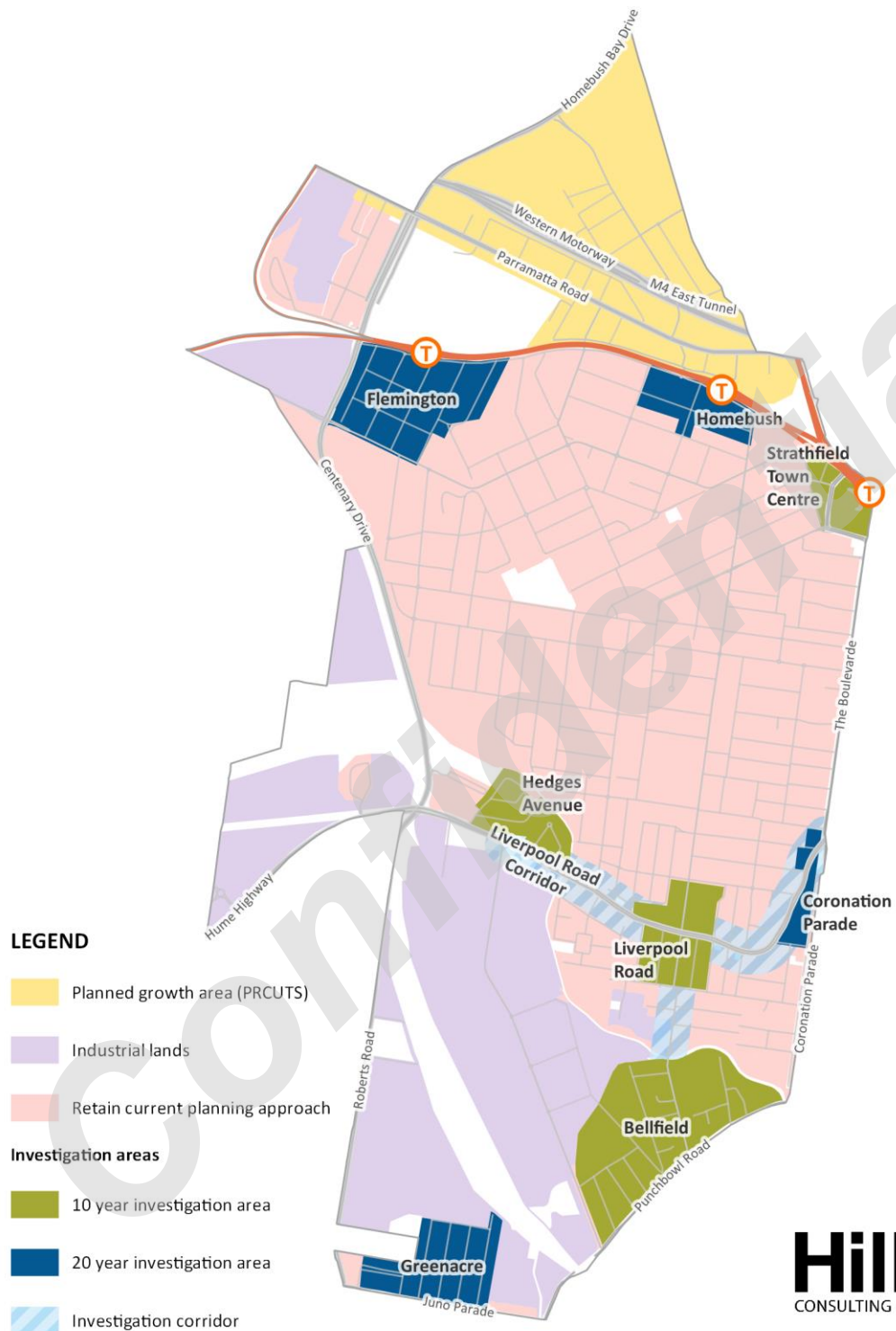
Area	Current theoretical capacity for additional dwellings ²⁹	Indicative future dwelling potential ³⁰
Parramatta Road Urban Corridor – North Homebush	200 to 350 dwellings	PRCUTS estimate: 400 to 500 dwellings Other indicative future estimate: 500 to 800 dwellings
Strathfield Town Centre	400 to 500 dwellings	500 to 800 dwellings
Liverpool Road Centre	200 to 300 dwellings	550 to 850 dwellings
Belfield Local centre	125 to 200 dwellings	900 to 1,500 dwellings
Homebush West Town Centre - Flemington	100 to 150 dwellings	100 to 200 dwellings

²⁹ Excludes sites with heritage items, strata development and special uses developments. Based on current FSR assuming sites can be developed to their maximum potential. Does not take into account any environmental constraints

³⁰ Based on indicative planning assumptions does not consider any environmental constraints and does not represent current or future Council policy.

Area	Current theoretical capacity for additional dwellings ²⁹	Indicative future dwelling potential ³⁰
Homebush Station	50 to 100 dwellings	100 dwellings.
Hedges Avenue	0 dwellings	350 to 550 dwellings
Coronation Parade	50 to 100 dwellings	300 to 500 dwellings
Greenacre	25 to 50 dwellings	250 to 500 dwellings

See Appendix D for further details.

Figure 33: Potential housing delivery investigation areas


5.2.3 Promote innovative and best practice urban design

A major point of feedback from the community consultation outlined in Section 4 regarding high density development has been related to the design of contemporary development. This feedback notably distinct from other issues regarding the amount or density of housing in Strathfield. Contemporary development has been seen to be poorly designed, overly bulky, intruding on the public domain and not suitably providing communal/private open space for residents. Local and heritage characteristics were highly valued, and designs were identified by the community to conflict with these characteristics.

Under current planning policy, Council's opportunities to guide the development of higher density development are limited. SEPP 65 and the Apartment Design Guide are governed by the State government and are the primary tools for determining the design controls for higher density development. More recent policy development, such as Council's Design Review Panel also assist in providing independent advice regarding design.

There is an opportunity for SCDP 2005's controls, which are largely silent on residential flat building controls, to build on the ADG controls to set clear expectations for the character of certain areas.

Council may also take steps to clearly articulate the vision for higher density development in key centres through masterplanning exercises that provide certainty to developers and the community regarding expected design outcomes. The PRCUTS design guidelines provide a starting point for developing a framework of masterplanning considerations that may be developed into site specific DCPs for key centres. Likewise, an LEP control could be prepared that provides additional certainty for the delivery of design excellence in future developments.

Principles that may be considered in the development of design criteria may include:

- Housing is designed for different segments of the community
- Dwellings are designed to be effectively arranged, with space used efficiently
- Living in highly desirable neighbourhoods is achievable for all income levels
- Design character is permitted to evolve, but remains complementary to its surroundings
- Buildings actively incorporate pedestrian traffic and a community-focused outlook
- Passive measures and designs are incorporated into climate control of living areas
- Materials and construction methods ensure long term viability and low maintenance requirements.

Incorporation of these principles into long-term planning would help ensure that urban design is responsive to local character and community expectations without relying on State guideline that may not address local issues.

It is important that design controls for lower density housing options are also reviewed to ensure that existing character and future innovation are both promoted and respected. Existing SCDP 2005 controls appear to largely reflect the design paradigm of Central Strathfield. This could have the unintentional effect of pushing new development to complying development pathways where local character is not as large of a consideration. Design controls should be reviewed with the goal of responding to the different design characters across Strathfield, as well as allowing for that character to evolve in line with community expectations.

5.2.4 Encourage diverse and responsive medium density development

Housing in Strathfield is generally dominated by large numbers of high density unit development along Parramatta Road and along the Main Suburban Line, with large areas of low density zoning across the remainder of the LGA. This is reflected in Sections 2.3.6 and 3.2, which show that while approximately 50 per cent of Strathfield housing is high density, approximately 75 per cent of residential capable land is zoned R2 Low Density Residential.

This leaves few opportunities for medium density housing to be delivered. In turn, this limits opportunities for affordable lower density options and overall housing choice in Strathfield. Options are further limited, as the R3 Medium Density Residential zone permits residential flat buildings, which would typically be more competitive than other medium density housing types. While there are instances of medium density development in pockets across the LGA, SLEP 2012 and SCDCP 2005 controls could be refined to encourage development.

As part of a larger review of SLEP 2012, consideration should be given to making the R3 Medium Density Residential zone only permit housing types that are truly medium density. This may include:

- Identifying lands currently or planned to be used for residential flat buildings and rezoning them to R4 High Density Residential
- Prohibiting the residential flat building use in the R3 Medium Density Residential zone
- Implementing DCP, height and FSR controls to allow for a variety of competitive medium density housing types, such as three storey townhouses

Alternatively, the current Strathfield planning framework could be adapted to encourage medium density diversity by:

- SLEP 2012:
 - Reduce minimum lot size for attached dwellings to accommodate townhouse style development, with the goal of promoting two storey dwellings between 100 and 150 sqm with appropriate open space
 - Expand the application area of R3 Medium Density Residential in the periphery of existing centres as a clear transition zone
 - Adjust FSR and height controls in expanded R3 Medium Density areas to encourage one/two storey alternatives to unit development
 - Permit larger secondary dwellings within/attached to primary dwellings
- SCDCP 2005:
 - Reduce dwelling and visitor car parking requirements for medium density development
 - Ease character related controls regarding building materials
 - Align building envelope controls with dwelling houses
 - Test open space requirements for a variety of lot and dwelling types
 - Consider communal open space alternatives to private open space on case by case basis.

The goal of the changes should be to make medium density development an attractive alternative to the dominant low-rise unit development outcomes (eg three/four storeys with ground floor parking) in certain areas. Building envelope/design controls should be informed feasibility and design testing to ensure modernisation of controls reflect the ability for those controls to be delivered.

5.2.5 Encourage delivery of affordable housing

Housing affordability is an ongoing critical issue across Greater Sydney and within the Strathfield LGA, as discussed in Section 3.3.1. Households are identified as being in stress if they fall within the lowest 40 per cent of equivalised incomes, who are paying more than thirty per cent of their usual gross weekly income on mortgage or rent repayments. As of the 2016 Census, approximately 14 per cent of all households were shown to live in housing stress as of the 2016 Census, with over a quarter of renting households being in rental stress. This may be reflective of the higher proportion of higher priced rental units, compared to Greater Sydney.

While an increased supply of dwellings could help reduce costs, the market may choose to delay delivery of dwellings rather than deliver them at a lower cost. A detailed assessment of affordable housing would allow Council to identify the required supply, potential forms and delivery frameworks for delivery of affordable housing in Strathfield. Affordable housing in Strathfield may be delivered by a mix of market, community provider and Council led projects, ensuring key worker and other households can afford to live in Strathfield.

Council has recently completed the *Strathfield Inclusive Housing Strategy* (2020).

Implementing the recommendation of that Strategy would encourage the provision of affordable housing in the LGA. Notably, Council has indicated its ambition to go beyond the District Plan's target of five to ten per cent of the gross floor area of new development to be dedicated as affordable housing. An important step in this process is to develop an affordable housing policy. An affordable housing policy would identify potential locations for the delivery of affordable rental housing to be delivered as part of future development. A policy would also consider and identify preferred management methods, affordable housing types. Upon completion and adoption of an affordable housing policy, Council would then be able to develop and implement an affordable housing contributions scheme. The scheme would outline the evidence base for affordable housing, affordable housing contribution rates in preferred housing locations and set out management and administration protocols.

Other potential mechanisms that could be considered in Council's review of planning controls may include:

- Requiring future planning proposals to include an affordable housing component via a voluntary planning agreement
- Requiring large development to dedicate affordable housing via an LEP provision or Affordable Housing Contributions Scheme
- Masterplanning key site and renewal areas to meet community expectations for the design and delivery of affordable housing
- Offering height or FSR concessions in exchange for affordable housing
- Work with community providers and developers to identify innovative methods to provide lower cost options that maintain design expectations (eg compact layouts, shared facilities or parking maximums)
- Establishing dedication and administration frameworks for long term management of affordable dwellings.

Currently contribution frameworks, including VPAs and affordable housing contributions are currently the subject of reform by the NSW State Government. As per a recently exhibited draft practice note, affordable housing schemes are the preferred method for securing affordable housing.³¹

Combining key investigations with masterplanning exercises would help fast-track the delivery of an evidence-based and implementable affordable housing policy framework and secure the provision of affordable housing in the near term.

³¹ NSW Government 2020

5.2.6 Continue innovation in sustainable and liveable development

Strathfield has placed high priority on sustainable and liveable development, with SCDCP 2005 controls identifying several key sustainability initiatives for consideration as part of the development assessment process. These include topics such as energy efficiency and water conservation, solar access, and water management.

It is recommended that sustainable controls be reviewed on a routine basis to ensure that they reflect best practice in sustainability and liveability. Initiatives may include:

- Post-occupation checks to ensure sustainability measures are maintained
- Review of parking/car share requirements to encourage alternative transportation
- Incentives for the inclusion of sustainable features and technology
- Broadening tree protection/establishment requirements to expand the urban canopy
- Expanding active transportation infrastructure, including end of trip facilities.

Opportunities to require that sustainable and liveable elements be included in designs are likely to be limited, given the statutory reliance on tools such as BASIX. The goal of these initiatives is to ensure that not only are measures incorporated into the design of new dwellings, but that those features are reliability maintained and improved over the life of the building.

5.2.7 Monitor market delivery and expectations

Delivery of housing is contingent on a variety of factors, ranging from permissibility of controls, demand for housing types, desirability of neighbourhoods, existing supply and anticipated changes. While Council can create planning controls and policy based on current best practice, providing housing is largely a market based exercise. This is evident in the reduction in construction and delivery of housing that has been seen in recent years, despite available capacity. This may be a market response to recent apartment rental decreases and stagnant purchases prices discussed in Section 3.2.5, a scenario likely unforeseen when District and Regional plans were created.

Continuous monitoring of development applications, construction certificates and occupation certificates, including details regarding the typologies of dwellings, should be monitored and reviewed on a routine basis. Tracking this data can provide additional detail beyond headline figures provided by DPIE or Cordell Connect.

A semi-annual review should focus on subjects such as:

- How many dwellings are being delivered over time
- The types of dwellings being delivered
- Where dwellings are being delivered
- Variations to controls being sought, and Council's determination
- Approvals by the court
- Public benefits being delivered by VPA or similar methods.

Additional trends to be considered may include:

- Review of ABS and DCJ reporting on income and housing costs
- Financial feasibility associated with affordable housing research
- Community and social housing stock in Strathfield and the surrounding area
- Consultation with developer and resident stakeholders.

Proactive trend analysis, coupled with insights from developer stakeholders, can provide early indications as to what strategies are working, new issues that may have arisen and what actions can be taken to adjust existing policy (such as expanding theoretical capacity via rezonings). Developing and resourcing an evaluation framework in the near term will be critical to determining Council's position at the end of the 2016 to 2021 period and tracking progress to the 2026 target. Monitoring performance indicators will also provide indications as to where there are opportunities to adjust controls to be in line with both market and community expectations.

5.2.8 Align population growth with supporting infrastructure

The Strathfield LGA centres are generally well provisioned with nearby public open space, schools, and public infrastructure. Hospitals, recreation facilities and other larger community infrastructure types are accessible in nearby council areas. Population growth will place additional demand on social and transport infrastructure, likely straining the ability for Council and State infrastructure to meet the demands of future populations.

Strathfield Council's 7.12 Direct Development Contributions Plan is revisited on an annual basis and outlines the major infrastructure works that Council has committed to delivering. The current plan outlines over \$130 million of works, including public open space embellishment, new and expanded community facilities and road improvements. These plans generally align with contributions likely obtainable by future growth anticipated in this strategy. However, development contribution plans have the potential to be inflexible, requiring significant development to be achieved before enough funds have been collected before supporting infrastructure can be delivered. This has the potential to result in a lag between demand and supply of Council community infrastructure. Further, planning proposals may present new infrastructure challenges unforeseen by the plan.

Masterplanning of centres may identify key infrastructure needs that need to be provided in the near term to support anticipated future populations. As part of masterplanning exercises, infrastructure needs, costs and triggers can be clearly outlined, along with the potential for developer led delivery of certain works. It is not recommended that any planning proposals be supported until these exercises can be completed, or that developer-led masterplanning be relied upon to deliver infrastructure for the wider community. Where a developer initiates a VPA process, Council may require a peer review to ensure that the proposed infrastructure benefits are maximised.

5.2.9 Non-planning responses

In addition to reviewing planning framework controls, Council has considerable options available for addressing the demand for diverse and high quality housing. Council maintains relationships with the private and public sector, including non-profit organisations, many of which would have some influence in how and where housing is provided. Council also directly controls assets across the LGA which could be leveraged to address future demand, directly or indirectly.

Options for non-planning responses include:

- Maintain and improve community-focused consultation networks to help link new residents to their community and incorporate their views into the strategic vision of Council
- Build relationships between local developers and community housing providers to increase opportunities for affordable housing to be incorporated into future developments
- Identify Council assets that could potentially be developed for affordable housing while also serving their public purpose
- Continue to improve community assets, including where growth is not planned increasing baseline amenity and local character across Strathfield
- Incorporate sustainable design features into all aspects of the public domain, including footpaths and cycleways, with the goal of creating welcoming atmospheres and promoting active transport
- Partner with State agencies to deliver large infrastructure projects required to address demand for PRCUTS/precincts and Council-initiated growth including:
 - Department of Planning Industry and Environment
 - NSW Department of Education
 - Transport for NSW
 - Property NSW
 - Department of Communities and Justice
 - NSW Health.

6.0 IMPLEMENTATION AND ACTIONS

This section draws actions from the strategy and identifies the owner of the task and a timeframe for implementation. Actions include planning and non-planning mechanisms to provide a complete view of the roles and responsibilities for delivering the directions identified.

Timeframes have been provided to generally align with the target periods outlined in the District Plan:

- Near term: Before July 2020
- Short term: 2020 to 2021
- Medium term: 2021 to 2026
- Long term: 2026 to 2036.

Council is not the only stakeholder that will deliver the actions. State government and other stakeholders will also be responsible for planning and delivering key infrastructure and certain planning outcomes.

Recommendation: Refine and review housing targets as State Government initiatives evolve

Action	Primary stakeholder	Timeframe
Identify uplift with PRCUTS or similar precinct planning and adjust housing target to accommodate uplift	Strathfield DPIE GSC	Near term
Adopt housing delivery targets for 2016 to 2021 and 2021 to 2036.	Strathfield GSC	Near term

Recommendation: Undertake place based planning of selected renewal areas

Action	Primary stakeholder	Timeframe
Develop centre masterplan investigation schedule and method.	Strathfield	Short term
Conduct detailed environmental investigations in priority renewal areas which are: <ul style="list-style-type: none"> ■ Parramatta Road Urban Corridor (with a focus on Homebush) ■ Strathfield Town Centre ■ Hedges Avenue ■ Liverpool Road Centre ■ Belfield. 	Strathfield	Medium term
Identify preferred character and centre outcomes for Liverpool Road and Water Street Corridors.	Strathfield	Medium term
Prepare and implement masterplans in priority renewal areas	Strathfield	Medium term
Monitor housing growth across Strathfield LGA including changes in development potential as the renewal areas progress to development approval.	Strathfield DPIE	Medium term
Review the need for increased housing delivery in potential long term renewal areas prior to masterplan investigations and preparation. The long term investigation areas are: <ul style="list-style-type: none"> ■ Homebush West Town Centre/Flemington ■ Homebush Station ■ Coronation Parade ■ Greenacre. 	Strathfield	Long term

Recommendation: Promote innovative and best practice urban design

Action	Primary stakeholder	Timeframe
Develop principles for high quality design outcomes.	Strathfield	Short-term
Undertake a detailed review of DCP provisions and design outcomes and amend DCP as appropriate.	Strathfield	Medium term
Prepare and implement character statements across Strathfield.	Strathfield DPIE	Medium term
Routinely engage with private and public sector stakeholders to review design principles and amend to reflect current best practice.	Strathfield	Ongoing

Recommendation: Encourage diverse and responsive medium density development

Action	Primary stakeholder	Timeframe
Identify medium density areas around centres, including heights, typologies and overall densities.	Strathfield	Medium term
Review planning controls to identify opportunities to promote limited medium density development in high amenity character areas.	Strathfield	Medium and long term
Undertake annual review of medium density applications to track uptake of permissible uses.	Strathfield	Ongoing

Recommendation: Assess the need for and encourage delivery of affordable housing

Action	Primary stakeholder	Timeframe
Prepare and adopt affordable housing policy that examines the need for affordable housing in Strathfield and identifies the mechanisms for delivering and managing affordable housing.	Strathfield	Short term
Prepare and adopt affordable housing scheme, including identifying of key sites and associated feasibility analysis.	Strathfield DPIE	Medium term
Develop planning concessions, contribution frameworks or other mechanisms to encourage the delivery of affordable housing outside of affordable housing scheme areas.	Strathfield	Medium term
Work with community housing providers and developers to encourage and monitor the delivery of affordable housing, including areas outside of the affordable housing scheme.	Strathfield Community housing providers DCJ	Ongoing

Recommendation: Continue innovation in sustainable and liveable development actions

Action	Primary stakeholder	Timeframe
Review the DCP and remove references that conflict with current sustainability statutory standards.	Strathfield	Short term
Develop post-occupancy enforcement program to ensure sustainable and liveable requirements are maintained over time.	Strathfield	Short term
Environmental focused policies addressing urban canopy retention, active transport concessions and other methods to develop community-wide sustainability and liveability practices.	Strathfield	Medium term
Develop and advertise sustainability and liveability framework that encourages best practice measures with potential planning incentives.	Strathfield	Ongoing

Recommendation: Monitor market delivery and expectations

Action	Primary stakeholder	Timeframe
Undertake annual review of residential development applications and actual dwelling delivery.	Strathfield	Ongoing
Review wider development trends, consider implications for delivery of housing in Strathfield and review planning controls as required.	Strathfield	Ongoing

Recommendation: Align population growth with supporting infrastructure

Action	Primary stakeholder	Timeframe
Revisit and revise development contribution plans and asset management strategies with the goal of supporting projected population growth.	Strathfield	Ongoing
Incorporate clear local infrastructure requirements in masterplanning documentation with the goal of communicating needs to developers.	Strathfield	Ongoing

Recommendation: Leverage relationships and assets to promote affordable housing and infrastructure delivery

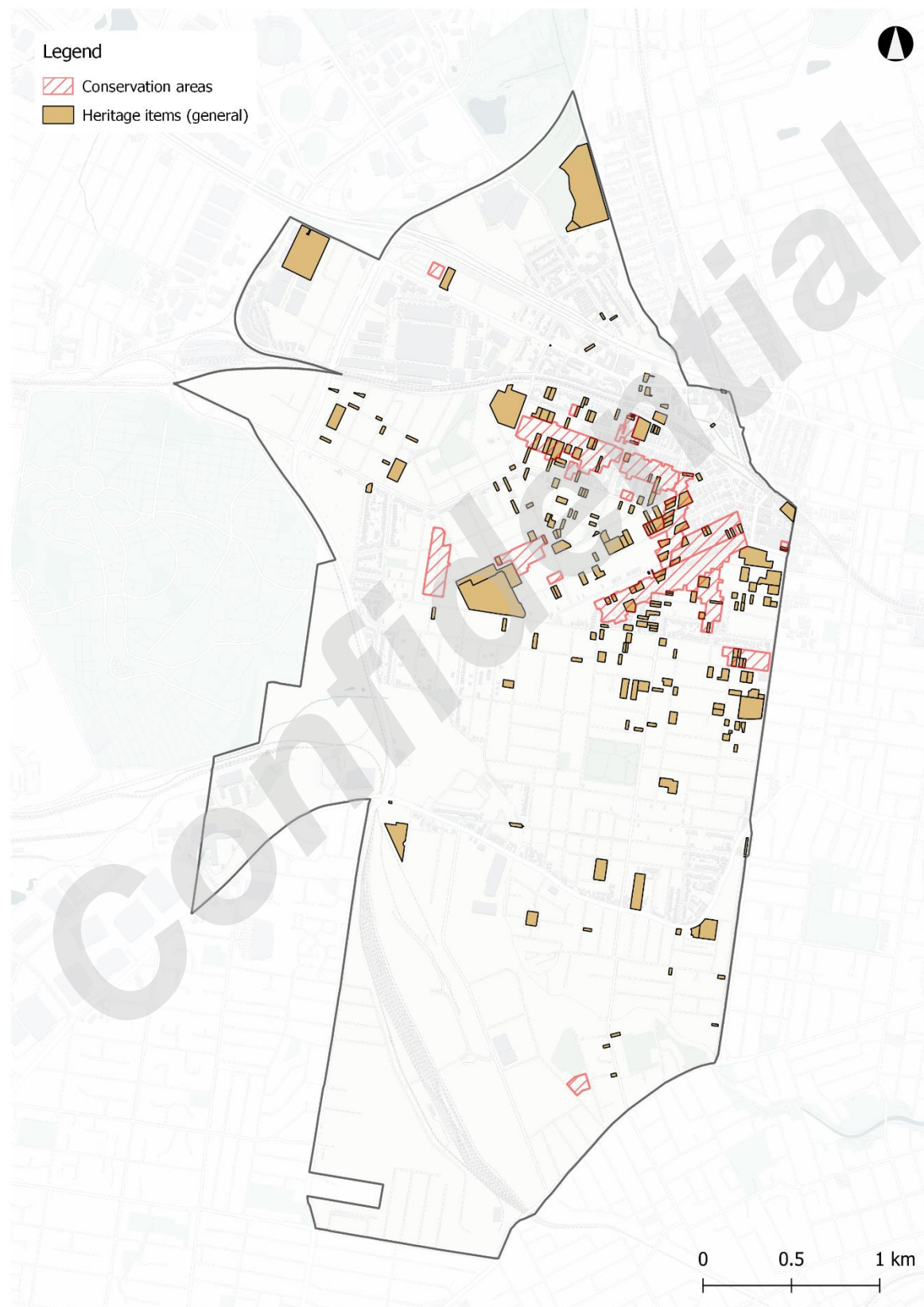
Action	Primary stakeholder	Timeframe
Continue to engage with established and new communities.	Strathfield	Ongoing
Review Council assets for potential to deliver affordable housing and embellish assets to serve existing and future populations.	Strathfield	Ongoing
Incorporate sustainable and high quality urban design in public domain embellishments to promote active transport.	Strathfield	Ongoing
Encourage partnerships between community housing providers and other developers.	Strathfield Community housing providers	Ongoing
Advocate for the provision of infrastructure to support the needs of projected populations.	Strathfield DPIE NSW Health NSW Department of Education Transport NSW Property NSW DCJ	Ongoing

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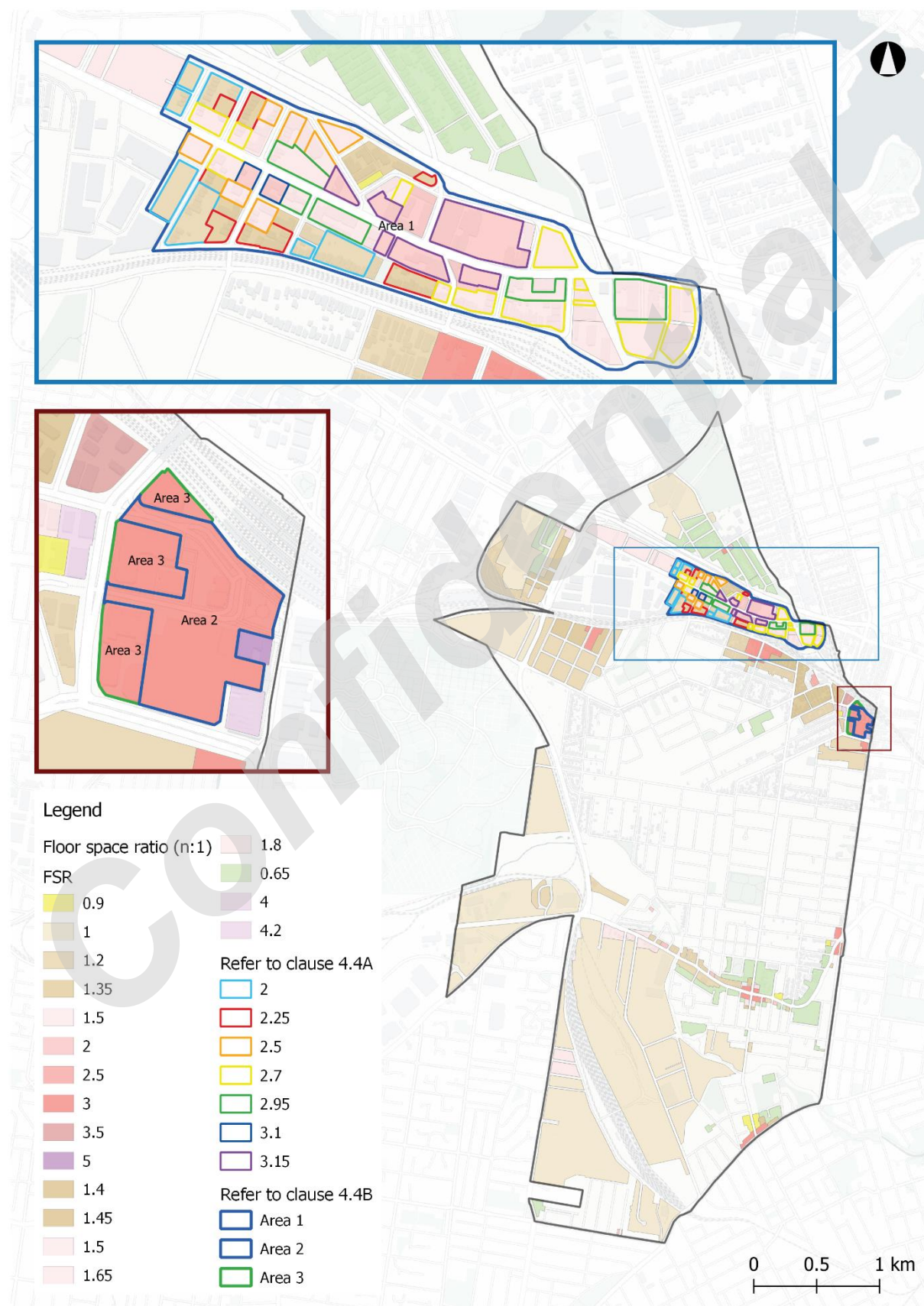
APPENDIX A – MAPPING

Figure 34: Strathfield LGA Heritage



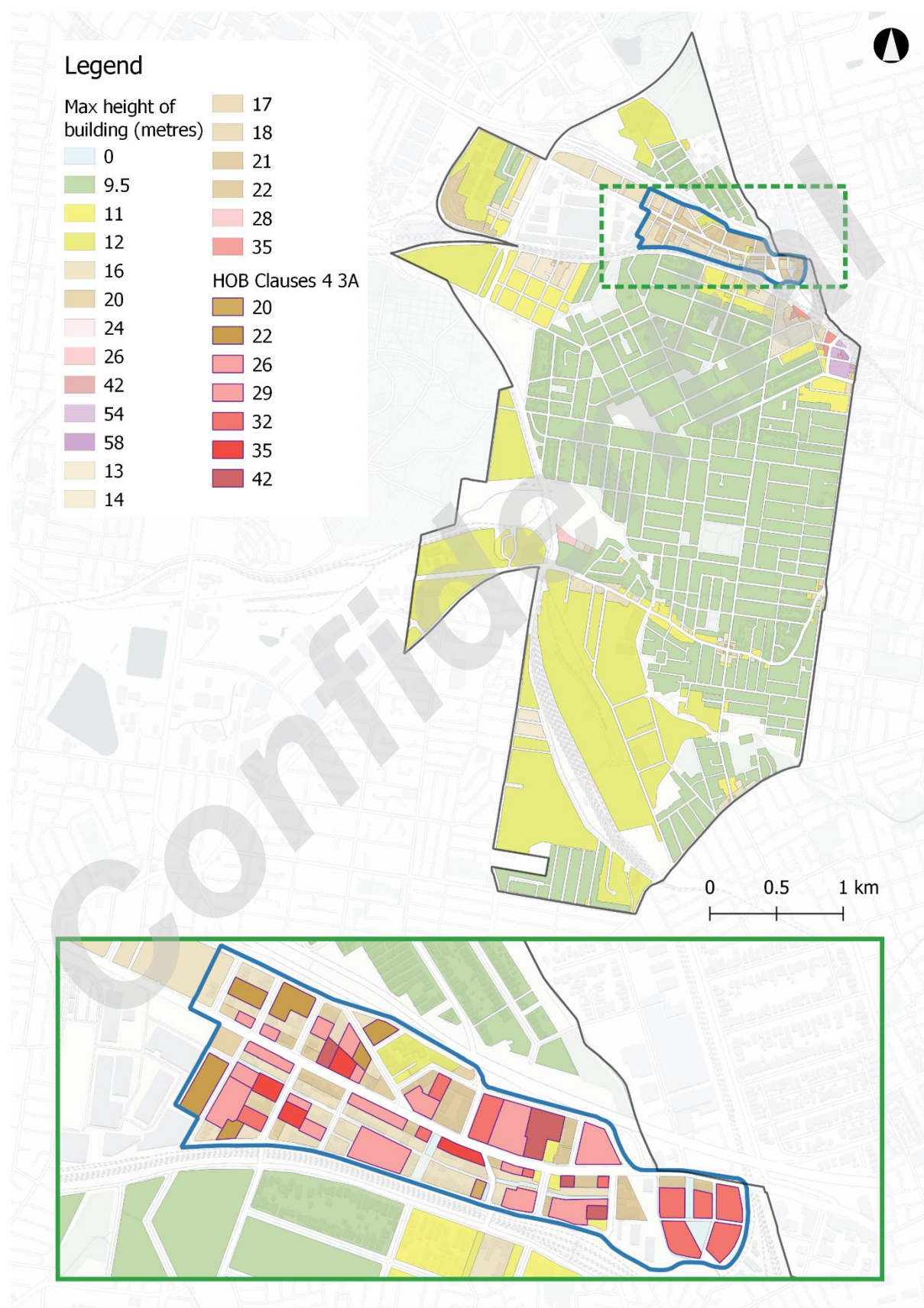
Source: Data collected from Strathfield LEP 2012

Figure 35: Strathfield LGA Floor Space Ratios



Source: Data collected from Strathfield LEP 2012

Figure 36: Strathfield Height of Buildings



Source: Data collected from Strathfield LEP 2012

Figure 37: Strathfield Education Institutions

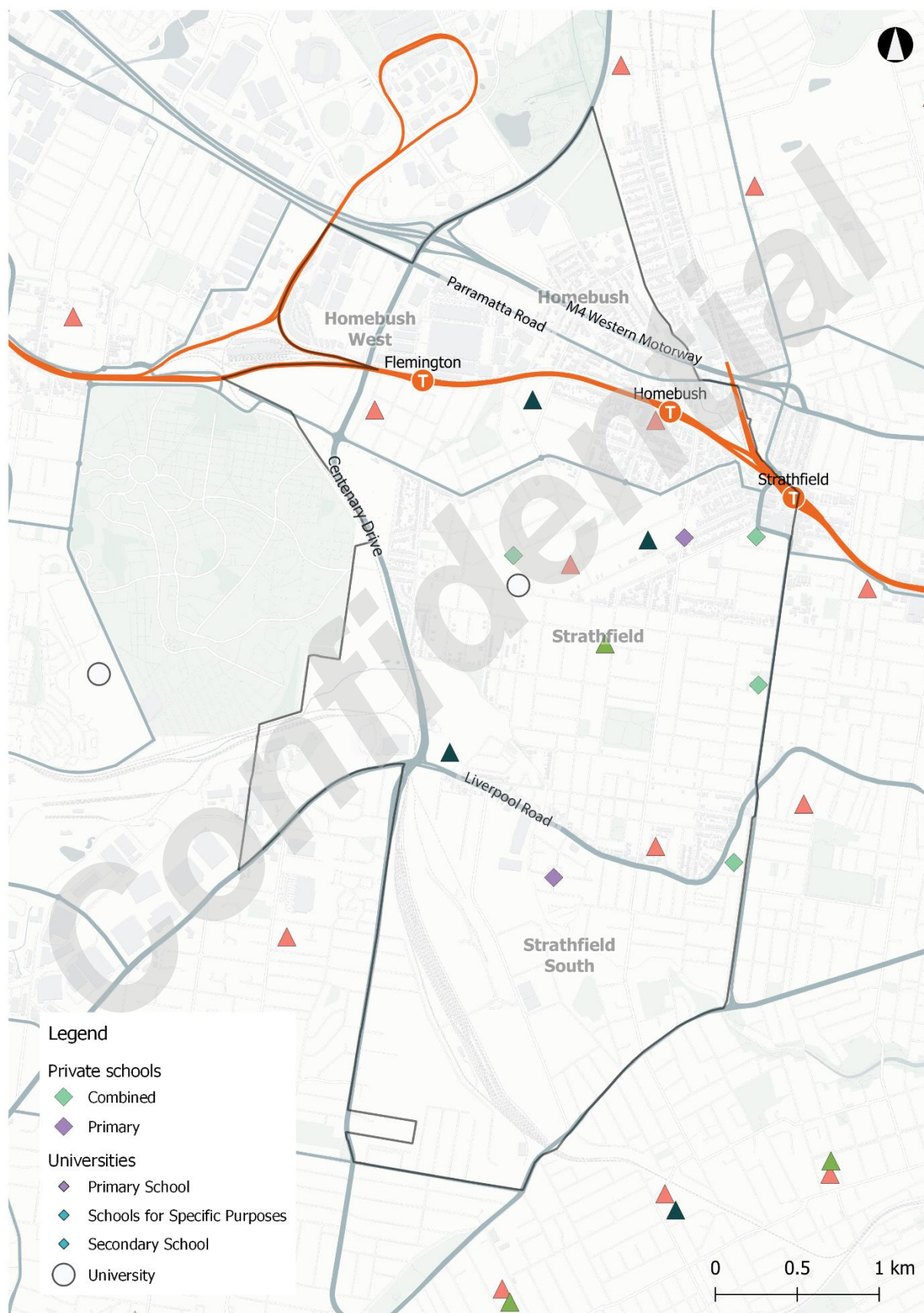
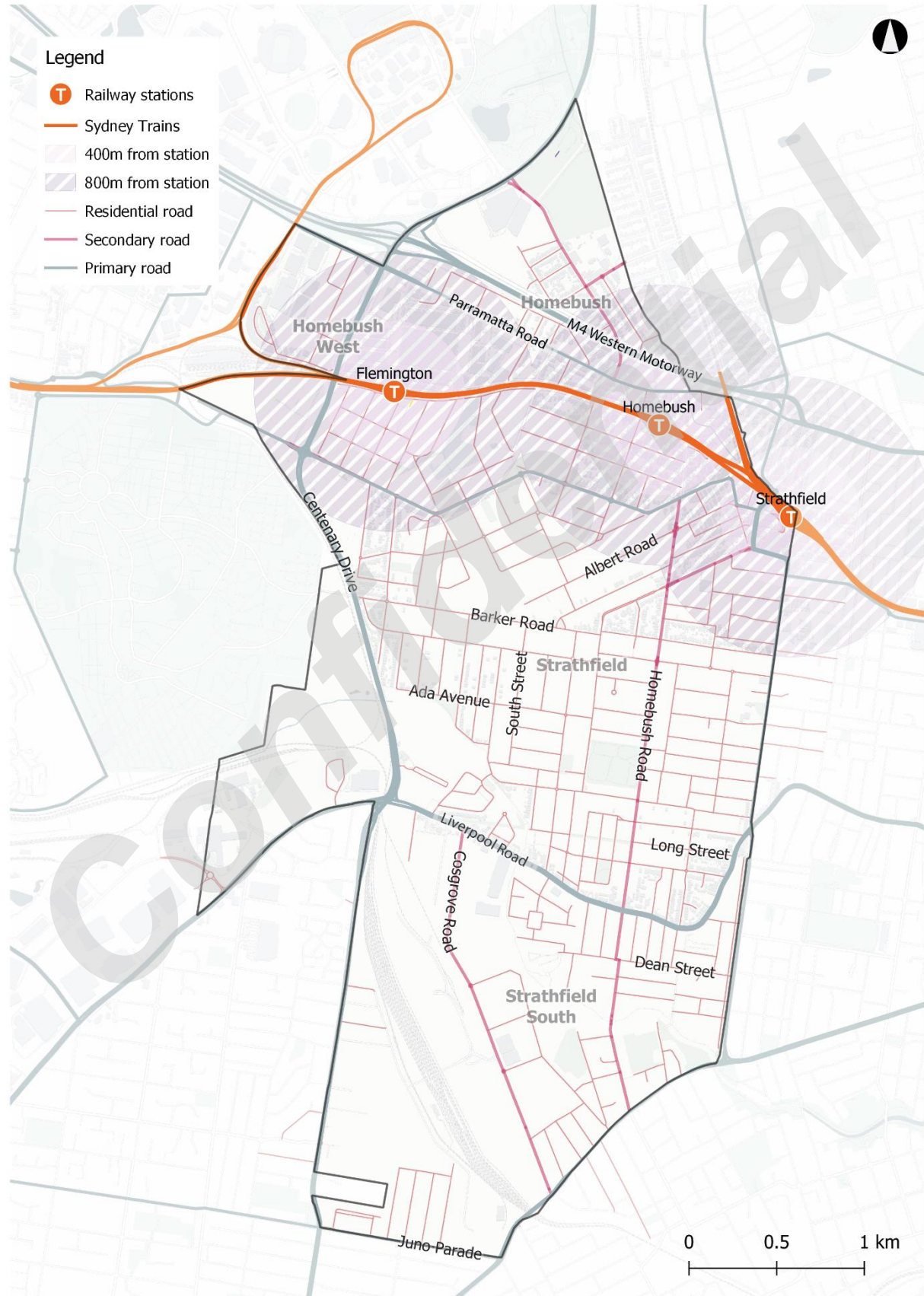


Figure 38: Strathfield Transport Network


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APPENDIX B – DEMOGRAPHIC DATA

Strathfield gendered population compared with Greater Sydney, 2016 (Figure 4)

AGE10P - Age in Ten Year Groups	Strathfield Male	Strathfield female	Greater Syd male	Greater Syd female
0-9 years	6%	5%	7%	6%
10-19 years	5%	5%	6%	6%
20-29 years	12%	10%	7%	7%
30-39 years	10%	8%	8%	8%
40-49 years	5%	6%	7%	7%
50-59 years	5%	6%	6%	6%
60-69 years	4%	4%	5%	5%
70-79 years	2%	2%	3%	3%
80-89 years	1%	2%	1%	2%
90-99 years	0%	0%	0%	1%
100 years and over	0%	0%	0%	0%
Total	51%	49%	49%	51%

Strathfield population, 2011, 2016 and 2036 (Figure 6)

AGE10P - Age in Ten Year Groups	2016	2016%	2011	2011%	2036	2036%
0-9 years	4,307	11%	3,800	10%	7,100	11%
10-19 years	4,361	11%	5,000	13%	7,900	12%
20-29 years	8,866	22%	8,100	22%	10,350	16%
30-39 years	7,246	18%	5,500	15%	9,400	14%
40-49 years	4,616	11%	4,900	13%	9,250	14%
50-59 years	4,546	11%	4,250	11%	7,900	12%
60-69 years	3,070	8%	2,750	7%	5,350	8%
70-79 years	1,885	5%	1,850	5%	4,200	6%
80+	1,426	4%	1,300	3%	3,400	5%
Total	40,323	100%	37,450	100%	64,850	100%

Top ten most common place of birth outside of Australia for Strathfield residents compared with same locations for Greater Sydney 2016 (Figure 7)

Strathfield top 10 2016	Strathfield	Strathfield %	Greater Sydney	Greater Sydney %
India	4409	11%	130,579	3%
China (excludes SARs and Taiwan)	4035	10%	224,682	5%
Korea, Republic of (South)	3097	8%	49,511	1%
Sri Lanka	1404	3%	26,572	1%
Nepal	1162	3%	30,419	1%
Vietnam	961	2%	81,041	2%
Hong Kong (SAR of China)	692	2%	40,579	1%
Lebanon	650	2%	55,980	1%
Philippines	556	1%	75,478	2%
Italy	474	1%	40,496	1%

Proportion of residents born outside of Australia by suburb compared to Greater Sydney, 2016 (Figure 8)

	Homebush	Strathfield	Strathfield South	Belmore	Greenacre	Greater Sydney
Total overseas born	10,470	9,473	1581	501	670	2,071,870
Overseas %	65%	54%	45%	35%	43%	43%
Total Australian Born	4,230	7,185	1776	839	774	2,752,123
Total	16,211	17,574	3,542	1,422	1553	4,823,993

Industry of Employment Strathfield and Greater Sydney 2016 (Figure 9)

INDP - 1 Digit Level	Strathfield (A)	Strathfield %	Greater Sydney	Greater Sydney %
Mining	21	0.1%	4,774	0.1%
Agriculture, Forestry and Fishing	36	0.1%	9,922	0.2%
Electricity, Gas, Water and Waste Services	99	0.2%	17,757	0.4%
Arts and Recreation Services	207	0.5%	37,956	0.8%
Rental, Hiring and Real Estate Services	365	0.9%	44,182	0.9%
Not stated	376	0.9%	32,451	0.7%
Information Media and Telecommunications	462	1.1%	63,422	1.3%
Other Services	573	1.4%	80,899	1.7%
Wholesale Trade	752	1.9%	81,477	1.7%
Inadequately described	774	1.9%	83,937	1.7%
Manufacturing	776	1.9%	130,831	2.7%
Administrative and Support Services	798	2.0%	81,397	1.7%
Transport, Postal and Warehousing	854	2.1%	114,597	2.4%
Public Administration and Safety	885	2.2%	124,434	2.6%
Education and Training	1,202	3.0%	182,767	3.8%
Construction	1,312	3.3%	186,331	3.9%
Financial and Insurance Services	1,483	3.7%	144,809	3.0%
Accommodation and Food Services	1,631	4.0%	151,828	3.1%
Retail Trade	1,946	4.8%	211,889	4.4%
Professional, Scientific and Technical Services	2,349	5.8%	223,711	4.6%
Health Care and Social Assistance	2,716	6.7%	263,356	5.5%
Not applicable	20,693	51.3%	2,551,276	52.9%
Total	40,313	100.0%	4,823,993	100.0%

Percentage of those in the community attending educational institution by enrolments in educational institutions, 2016 (Figure 10)

Type of institution	Number	Strathfield %	Greater Sydney %
Pre-school	545	1.4	1.7
Primary school	2,490	6.2	8.1
Primary - Government	1,512	3.8	5.5
Primary - Catholic	563	1.4	1.6
Primary - Independent	415	1.0	1.0
Secondary school	2,432	6.0	6.3
Secondary - Government	1,344	3.3	3.4
Secondary - Catholic	527	1.3	1.7
Secondary - Independent	561	1.4	1.2
TAFE	845	2.1	1.9
University	3,636	9.0	6.1
Other	607	1.5	1.0

Percentage of those over 15 years of age by highest level of qualification, 2016 (Figure 11)

Qualification level	Number	2016 Strathfield %	2016 Greater Sydney %
Bachelor or Higher degree	12,960	38.0	28.3
Advanced Diploma or Diploma	2,811	8.2	9.3
Vocational	2,878	8.4	15.1
No qualification	12,066	35.4	37.7
Not stated	3,372	9.9	9.6
Total persons aged 15+	34,087	100	100

Percentage of those within each income bracket in Strathfield and Greater Sydney, 2016 (Figure 12)

Weekly income	Number	Strathfield %	Greater Sydney %
Neg/Nil Income	327	2.6	1.9
\$1 - \$149	102	0.8	0.7
\$150 - \$299	242	1.9	1.8
\$300 - \$399	293	2.3	2.4
\$400 - \$499	506	4.0	4.9
\$500 - \$649	387	3.0	3.4
\$650 - \$799	649	5.1	5.5
\$800 - \$999	653	5.1	5.4
\$1,000 - \$1,249	898	7.0	6.9
\$1,250 - \$1,499	829	6.5	6.4
\$1,500 - \$1,749	755	5.9	5.6
\$1,750 - \$1,999	704	5.5	5.5
\$2,000 - \$2,499	1,484	11.6	11.1
\$2,500 - \$2,999	909	7.1	7.1
\$3,000 - \$3,499	640	5.0	5.1
\$3,500 - \$3,999	551	4.3	5.3
\$4,000 - \$4,499	321	2.5	2.7
\$4,500 - \$4,999	321	2.5	2.6
\$5,000 - \$5,999	365	2.9	2.7
\$6,000 - \$7,999	379	3.0	2.5
\$8,000 or more	117	0.9	0.3
Not stated	1,339	10.5	10.2
Total households	12,771	100	100

APPENDIX C – ENGAGEMENT REPORT

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APPENDIX D – POTENTIAL RENEWAL AREAS

Several areas across Strathfield have been examined based on the potential opportunities and constraints they offer. Areas have been identified based on their potential to offer residential and supporting development while minimising the impact of the highly valued heritage characteristics of Strathfield. Areas examined include:

- 2016 to 2026 Investigation areas:
 - Parramatta Road Urban Corridor
 - Strathfield Town Centre
 - Liverpool Road Centre
 - Belfield
 - Hedges Avenue
- 2026 to 2036 investigation areas:
 - Homebush West Town Centre (Flemington)
 - Homebush Station
 - Coronation Parade
 - Greenacre
- Corridors for further consideration:
 - Liverpool Road
 - Water Street.

Each section considers the current character and existing planning controls for the area, strengths and weaknesses associated with opportunities for redevelopment, future investigations required to ensure that planning control amendments will promote positive outcomes, and potential dwelling capacity goals.

It is noted that each area has some level of dwelling capacity associated with current controls, and potential capacities represent hypothetical yields associated with existing and potential future controls. Final capacities would be subject to precinct planning exercises, final controls and market take-up.

Colours have been assigned for the following broad categories of development:

One to two storey medium density
Low-rise residential
Mid-rise residential
Low-rise mixed use
Mid-rise mixed use
Other

Identification of potential investigation areas should not be interpreted as a commitment to undertaken investigations. Further, investigations may identify critical issues that preclude significant uplift. For these reasons, the profiles discussed below should be taken as opportunities for consideration only.

D.1 Parramatta Road Urban Corridor

Parramatta Road is the subject of several ongoing strategic planning investigations, as discussed in Section 2.1.3. Until those investigations are completed, with final controls and infrastructure investment recommended, capacity will continue to be well below the recommendations of PRCUTS. This capacity is governed by bonus height and FSR provisions outlined in SLEP 2012.

It is recommended that Council continue to work with State government to focus high density development along this corridor, particularly to the north of Homebush and Strathfield stations. Until controls are finalised, the uncertainty associated with the pending controls is likely to delay development in the area.

A second option is to focus an investigation in the North Homebush area, north of Westconnex. The current PRCUTS vision is to increase the FSR and height to allow for six to 10 storey residential and mixed use development. Alternatively, height may be focused at the corner of Underwood Road and Pomeroy Street, with the goal of expanding local retail and service options, with height transitioning down towards the boundaries of the precinct. The goal of the alternate vision would be to ensure a mix of housing types and densities with a visual transition to the borders of the precinct.

It is also noted that Low Rise Medium Density Housing Code provisions of the Codes SEPP will allow for complying development of medium density housing in the area. This has the potential to spur the development of terraces or manor houses in the area in the short to medium term. While medium density housing is a positive outcome generally, this development would have the effect of lowering the potential housing capacity of North Homebush, compared to the recommendations of PRCUTS.

Table 32: Parramatta Road Urban Corridor – North Homebush

Topic	Response
Existing character	<ul style="list-style-type: none"> Parramatta Road Urban Corridor – North Homebush
Current controls	<ul style="list-style-type: none"> B2 Local Centre: 2 to 3:1 FSR and 13 m to 16 m maximum height R3 Medium Density Residential: 0.65:1 FSR and 9.5 m maximum height
Strengths	<ul style="list-style-type: none"> Walking distance to public transport options Good access to public open space Anticipated expansion of businesses and services in the surrounding area Physical boundaries have potential to create a discreet neighbourhood feeling
Weaknesses	<ul style="list-style-type: none"> Homebush Bay Drive, WestConnex and Powells Creek are significant barriers Limited supporting social infrastructure within the precinct Limited existing residential supporting retail and businesses May be difficult to achieve densities to support sustainable businesses within the precinct
Investigation considerations	<ul style="list-style-type: none"> Feasibility and urban design outcomes for a mixed use centre with residential height transitioning down to precinct boundaries Anticipated infrastructure commitments associated with PRCUTS Traffic impacts associated with Underwood Road and Pomeroy Street
Potential dwelling delivery	<ul style="list-style-type: none"> Current estimate: 200 to 350 dwellings PRCUTS estimate: 400 to 500 dwellings Indicative future estimate: 500 to 800 dwellings

D.2 Strathfield Town Centre

Table 33: Strathfield Town Centre

Topic	Response
Existing character	<ul style="list-style-type: none"> Major commercial centre providing regional retail and services Imposing built form of blocky and bulky contemporary residential development Stark transition from heritage area to high rise units
Current controls	<ul style="list-style-type: none"> B3 Commercial Core: 7.5:1 FSR and 42 to 58 m maximum height B4 Mixed Use: 3:1 FSR and 35 m maximum height R3 Medium Density Residential: 0.9 to 1.65:1 FSR and 11 m to 22 m maximum height
Strengths	<ul style="list-style-type: none"> Close proximity to major public transportation options Established high density built form Good access to pedestrian and road networks Opportunity to improve interface with heritage conservation area
Weaknesses	<ul style="list-style-type: none"> Largely strata subdivision, limiting opportunities for redevelopment Controversy associated with existing high density design outcomes
Investigation considerations	<ul style="list-style-type: none"> Heritage investigation focusing on opportunities to improve transition Feasibility and urban design analysis to promote consolidation
Potential dwelling delivery	<ul style="list-style-type: none"> Current estimate: 400 to 500 dwellings Indicative future estimate: 500 to 800 dwellings

Figure 39: Strathfield Town Centre



D.3 Liverpool Road Centre

Table 34: Liverpool Road Centre

Topic	Response
Existing character	<ul style="list-style-type: none"> • Evolving low/mid-rise mixed use local centre with small format retail and services • Crossroads of primary north-south and east-west connections for central Strathfield • Mix of smaller lot detached dwellings and low rise medium density residential
Current controls	<ul style="list-style-type: none"> • R2 Low Density Residential: 9.5 m maximum height • R3 Medium Density Residential: 0.65 to 1.2:1 FSR and 9.5 m to 11 m maximum height • B4 Mixed Use: 1.4 to 3:1 FSR and 11 m to 22 m maximum height
Strengths	<ul style="list-style-type: none"> • Ongoing redevelopment signals market interest in redevelopment • Highly accessible locally and regionally • Walking distance to schools and public open space • Existing lower impact medium density development
Weaknesses	<ul style="list-style-type: none"> • Mixed use area controls promote shorter, bulkier buildings • Poor amenity along Liverpool Road • Aged apartments may be difficult to redevelop
Investigation considerations	<ul style="list-style-type: none"> • Feasibility and urban design analysis to promote redevelopment of Liverpool Road oriented shops for shop top housing and expanded retail options • Public domain strategy for high amenity mixed use area along Homebush Road
Potential dwelling delivery	<ul style="list-style-type: none"> • Current estimate: 200 to 300 dwellings • Indicative future estimate: 550 to 850 dwellings

Figure 40: Liverpool Road Centre

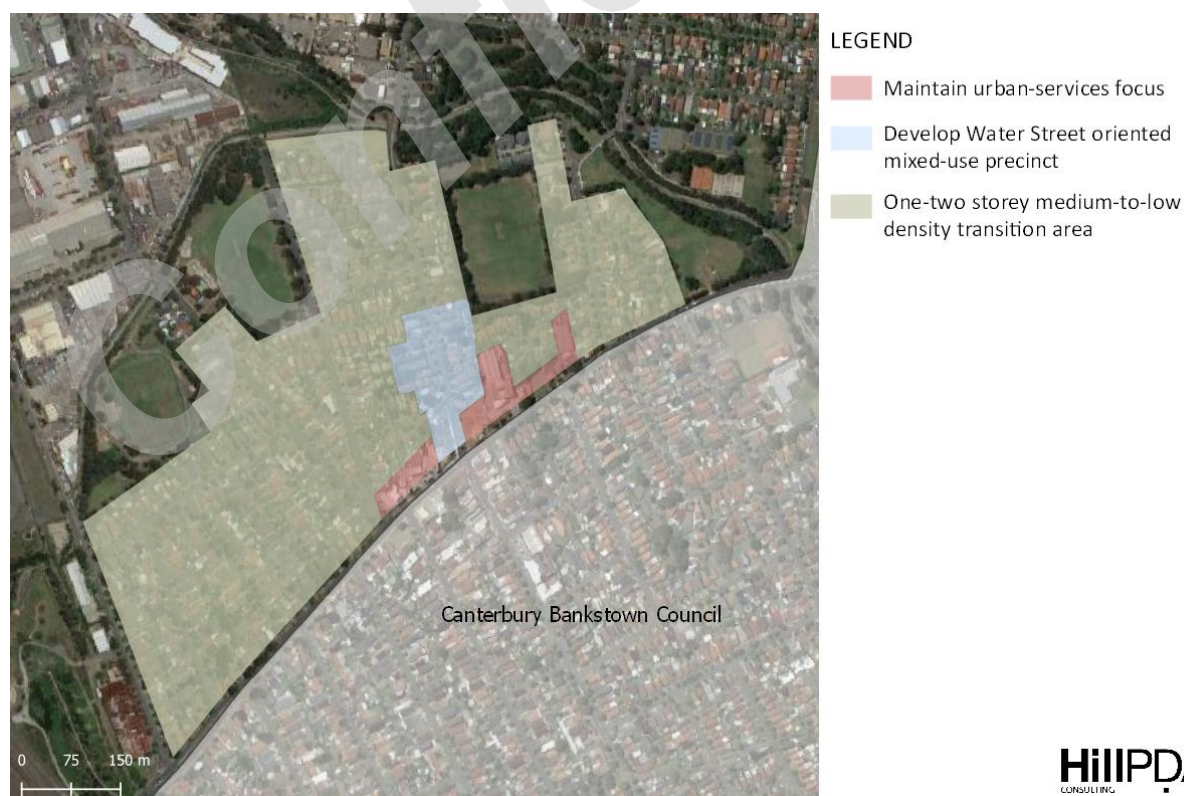


D.4 Belfield local centre

Table 35: Belfield local centre

Topic	Response
Existing character	<ul style="list-style-type: none"> Urban services focused businesses along Punchbowl Road, with detached limited medium density residential areas surrounding
Current controls	<ul style="list-style-type: none"> R2 Low Density Residential: 9.5 m maximum height R3 Medium Density Residential: 0.65 to 0.9:1 FSR and 9.5 m to 11 m maximum height B2 Local Centre: 1.4 to 3:1 FSR and 13 m to 22 m maximum height
Strengths	<ul style="list-style-type: none"> Recent redevelopment demonstrates interest in revitalisation Burwood Road is a model for small scale mixed uses that can be extended north Walking distance to public open space
Weaknesses	<ul style="list-style-type: none"> Public transport options along Punchbowl Road and Water Street are limited Urban services are valuable and are well positioned along Punchbowl Road Industrial area to north-west may present land use conflict
Investigation considerations	<ul style="list-style-type: none"> Feasibility and urban design analysis of expanded and fine grain B2 Local Centre precinct along Water Street with links to Burwood Road shops Amenity impact assessment of industrial area and potential mitigation measures Suitability of the extent of medium density options further away from centre Ability to embellish open space to meet the demands of future residents
Potential dwelling delivery	<ul style="list-style-type: none"> Current estimate: 125 to 200 dwellings Indicative future estimate: 900 to 1,500 dwellings

Figure 41: Belfield local centre



D.5 Homebush West Town Centre – Flemington

Table 36: Homebush West Town Centre - Flemington

Topic	Response
Existing character	<ul style="list-style-type: none"> Established low rise medium density apartment development supporting by neighbourhood focused shops Somewhat isolated from the surrounding area by major transport infrastructure
Current controls	<ul style="list-style-type: none"> B4 Local Centre: 3:1 FSR and 16 m to 22 m maximum height R3 Medium Density Residential: 1.2 to 1.45:1 FSR and 11 m to 14 m maximum height
Strengths	<ul style="list-style-type: none"> Walking distance to rail network and public open space options Established local centre with resident services Established supporting social infrastructure Local streets have good amenity and support pedestrians
Weaknesses	<ul style="list-style-type: none"> Very poor pedestrian and vehicle connections out of the area Largely strata subdivision, limiting opportunities for redevelopment Potential flood constraints on low density land
Investigation considerations	<ul style="list-style-type: none"> Refine mixed use centre controls with feasibility and urban design review Flood modelling to determine built form limits for Kessell Avenue Traffic impacts associated with Alfred Street access
Potential dwelling delivery	<ul style="list-style-type: none"> Current estimate: 100 to 150 dwellings Indicative future estimate: 100 to 200 dwellings

Figure 42: Homebush West Town Centre - Flemington



D.6 Homebush Station

Table 37: Homebush Station

Topic	Response
Existing character	<ul style="list-style-type: none"> Heritage focused mixed use neighbourhood centre Established low-rise apartments interface well with surrounding heritage conservation area.
Current controls	<ul style="list-style-type: none"> B4 Mixed Use: 3:1 FSR and 16 m to 22 m maximum height R3 Medium Density Residential: 1.2 to 1.45:1 FSR and 11 m to 14 m maximum height.
Strengths	<ul style="list-style-type: none"> Walking distance to rail network and public open space options Established local centre with resident services Good access to pedestrian and road networks Amenity values associated with heritage characteristics.
Weaknesses	<ul style="list-style-type: none"> Largely strata subdivision, limiting opportunities for redevelopment Significant uplift may threaten heritage characteristics.
Investigation considerations	<ul style="list-style-type: none"> Refine mixed use centre controls with feasibility and urban design review Heritage investigation focusing on characteristics to be preserved and enhanced.
Potential dwelling delivery	<ul style="list-style-type: none"> Current estimate: 50 to 100 dwellings Indicative future estimate: 100 dwellings.

Figure 43: Homebush Station



D.7 Hedges Avenue

Table 38: Hedges Avenue

Topic	Response
Existing character	<ul style="list-style-type: none"> Low density residential area bordering industrial precinct and recreation areas Mixed contemporary and mid-century residential development
Current controls	<ul style="list-style-type: none"> R2 Low Density Residential: 9.5 m maximum height B1 Neighbourhood Centre: 2.1 FSR and 11 m maximum height
Strengths	<ul style="list-style-type: none"> Uplift would allow for dedication of land for supporting infrastructure Single ownership lots increases opportunities for lot consolidation Discreet boundaries allow for clear scope for masterplanning Low risk of heritage impacts
Weaknesses	<ul style="list-style-type: none"> No signalised connection to regional road network May not have capacity to sustainably support local shops
Investigation considerations	<ul style="list-style-type: none"> Heritage investigation focusing on opportunities to improve transition Feasibility and urban design analysis to promote consolidation Traffic analysis and consultation with TfNSW.
Potential dwelling delivery	<ul style="list-style-type: none"> Current estimate: 0 dwellings Indicative future estimate: 350 to 550 dwellings

Figure 44: Hedges Avenue



D.8 Coronation Parade

Table 39: Coronation Parade

Topic	Response
Existing character	<ul style="list-style-type: none"> Small cluster of one and two storey shops oriented to a major intersection Primarily low density detached dwellings with some recent mid rise apartments
Current controls	<ul style="list-style-type: none"> R2 Low Density Residential: 9.5 m maximum height R3 Medium Density Residential: 0.65 to 0.9:1 FSR and 9.5 m to 11 m maximum height B2 Local Centre: 1.65 to 3:1 FSR and 11 m to 22 m maximum height
Strengths	<ul style="list-style-type: none"> Generally low fragmentation/strata development offers opportunities for consolidation Walking distance to public open space and services at Enfield Aquatic Centre
Weaknesses	<ul style="list-style-type: none"> Major intersection is a significant barrier to forming a cohesive centre Immediate transition to low density residential areas to west and north limits opportunities to expand centre or invest in centre-based public domain Detached dwellings facing Liverpool Road have issues with amenity and access
Investigation considerations	<ul style="list-style-type: none"> Longer term subdivision pattern study for low density area along Liverpool Road Feasibility and options analysis for consolidation of lots between Liverpool Road and Coronation Parade Feasibility and design review of residential area directly to the west of shops
Potential dwelling delivery	<ul style="list-style-type: none"> Current estimate: 50 to 100 dwellings Indicative future estimate: 300 to 500 dwellings

Figure 45: Coronation Parade



D.9 Greenacre

Table 40: Greenacre

Topic	Response
Existing character	<ul style="list-style-type: none"> Primarily a low density residential area with a mix of dual occupancy and villa development. Limited open space and local shops and services focuses this area on private open space and private transport
Current controls	<ul style="list-style-type: none"> R2 Low Density Residential: 9.5 m maximum height B2 Local Centre: 2:1 FSR and 11 m maximum height
Strengths	<ul style="list-style-type: none"> Current subdivision pattern offers opportunities for consolidation and increasing east-west permeability Existing shops may be expanded along Wentworth Street and Hebe Street Fair access to regional road network
Weaknesses	<ul style="list-style-type: none"> Generally poor access to public open space and public transport options Likely reliance on Waterloo Road shops for supporting retail and services May not have capacity to sustainably support local shops
Investigation considerations	<ul style="list-style-type: none"> Feasibility and catchment analysis of expanding retail options Traffic and social infrastructure analysis to support increased capacity Public domain and public open space acquisition strategy
Potential dwelling delivery	<ul style="list-style-type: none"> Current estimate: 25 to 50 dwellings Indicative future estimate: 250 to 500 dwellings

Figure 46: Greenacre



D.10 Liverpool Road corridor

The Liverpool Road corridor, as defined by this Strategy generally extends from The Boulevard to the east to the Cooks River to the west. It passes through the Coronation Parade and Liverpool Road Centre investigation areas discussed above. The corridor is largely defined by low to mid rise apartment buildings that are mixed in access via Liverpool Road or rear neighbourhood streets. Apartment buildings generally do not address the street and instead side boundaries or internal courtyards/driveways. The quality of the housing stock is mixed.

The effect is a corridor with poor environmental amenity due to the busy street traffic, inconsistent quality and character of built form and complicated access arrangements for private vehicles and pedestrians.

Retail and service options are available at the investigation areas identified above, which are walking distance along Liverpool Road. Due to poor amenity, residents may be discouraged from walking and choose private vehicle transport instead, or travel to a centre via the bus routes along Liverpool Road.

Current options for redevelopment are limited as the bulk of lots along the corridor are strata subdivisions. This would essentially require a consensus of the land owners to engage in redevelopment. Redevelopment potential is further reduced by generally low height and FSR controls beyond the existing built form.

As part of a future comprehensive study, it is recommended that the corridor be investigated to consider the:

- Desired character and built form along Liverpool Road
- Feasibility of development under multiple design controls to ensure future development would be possible
- Ability for Council and State infrastructure to accommodate residential growth
- Potential to include employment uses as part of future development, in line with employment and retail hierarchy goals
- Willingness for current owners to engage in redevelopment

D.11 Water Street corridor

The Water Street corridor, as defined by this Strategy, extends from Dean Street to north and the Cooks River to the south. It links the Liverpool Road Centre and Belfield investigation areas discussed above. The corridor is largely defined by detached dwellings and light industrial uses.

The Water Street industrial area is subject to an ongoing planning proposal that could result in additional residential uses in the centre of the corridor. Based on the planning proposal, there may be an opportunity to plan for a mix of light industrial/commercial and residential uses. If the planning proposal is successful, it is recommended that the following be investigated as part of a future Council-led study:

- Likely character of the Water Street development and the desired character and built form along the remainder of the corridor
- Urban design principles to reduce the risk future residential growth interfering with employment uses
- Ability for Council and State infrastructure to accommodate future residential growth
- Potential to deliver a mix of light industrial, urban service and local convenience retail integrated with future residential growth
- Willingness for current owners to engage in redevelopment.

If the planning proposal is not successful, it is understood that current State policy would not support the rezoning of the Water Street industrial area away from employment uses. In that event, any future residential growth along the corridor should be compatible with existing and planned employment uses.

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SYDNEY

Level 3, 234 George Street
Sydney NSW 2000
GPO Box 2748 Sydney NSW 2001
t: +61 2 9252 8777
f: +61 2 9252 6077
e: sydney@hillpda.com

MELBOURNE

Suite 114, 838 Collins Street
Docklands VIC 3008
t: +61 3 9629 1842
f: +61 3 9629 6315
e: melbourne@hillpda.com

WWW.HILLPDA.COM